

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Black Diamond/Maple Valley / 57

**Previous Physical Inspection:** 1998

**Sales - Improved Summary:**

Number of Sales: 579

Range of Sale Dates: 1/2001 - 12/2002

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2002 Value</b>	\$71,900	\$175,900	\$247,800	\$257,900	96.1%	7.39%
<b>2003 Value</b>	\$75,500	\$180,900	\$256,400	\$257,900	99.4%	6.93%
<b>Change</b>	+\$3,600	+\$5,000	+\$8,600		+3.3%	-0.46%
<b>% Change</b>	+5.0%	+2.8%	+3.5%		+3.4%	-6.22%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.46% and -6.22% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2002 Value</b>	\$87,400	\$173,900	\$261,300
<b>2003 Value</b>	\$91,400	\$180,900	\$272,300
<b>Percent Change</b>	+4.6%	+4.0%	+4.2%

Number of one to three unit residences in the Population: 4675

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, higher grade homes of grade eight and above, had a higher assessment ratio than other parcels in the area (assessed value/sales price) therefore required less of an upward adjustment. Also one story homes had a lower assessment ratio than other parcels in the area, therefore required an additional upward adjustment.

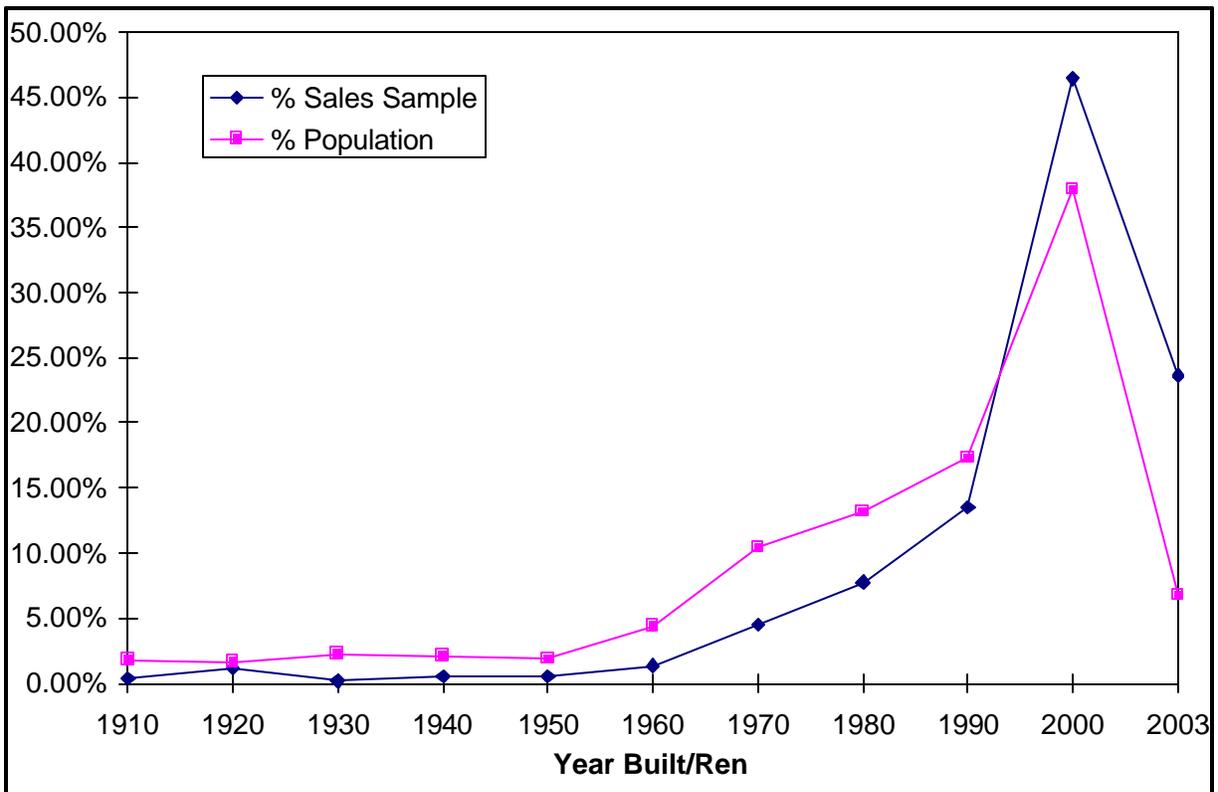
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.35%
1920	7	1.21%
1930	1	0.17%
1940	3	0.52%
1950	3	0.52%
1960	8	1.38%
1970	26	4.49%
1980	45	7.77%
1990	78	13.47%
2000	269	46.46%
2003	137	23.66%
	579	

Population		
Year Built/Ren	Frequency	% Population
1910	85	1.82%
1920	78	1.67%
1930	106	2.27%
1940	99	2.12%
1950	90	1.93%
1960	206	4.41%
1970	490	10.48%
1980	617	13.20%
1990	810	17.33%
2000	1776	37.99%
2003	318	6.80%
	4675	

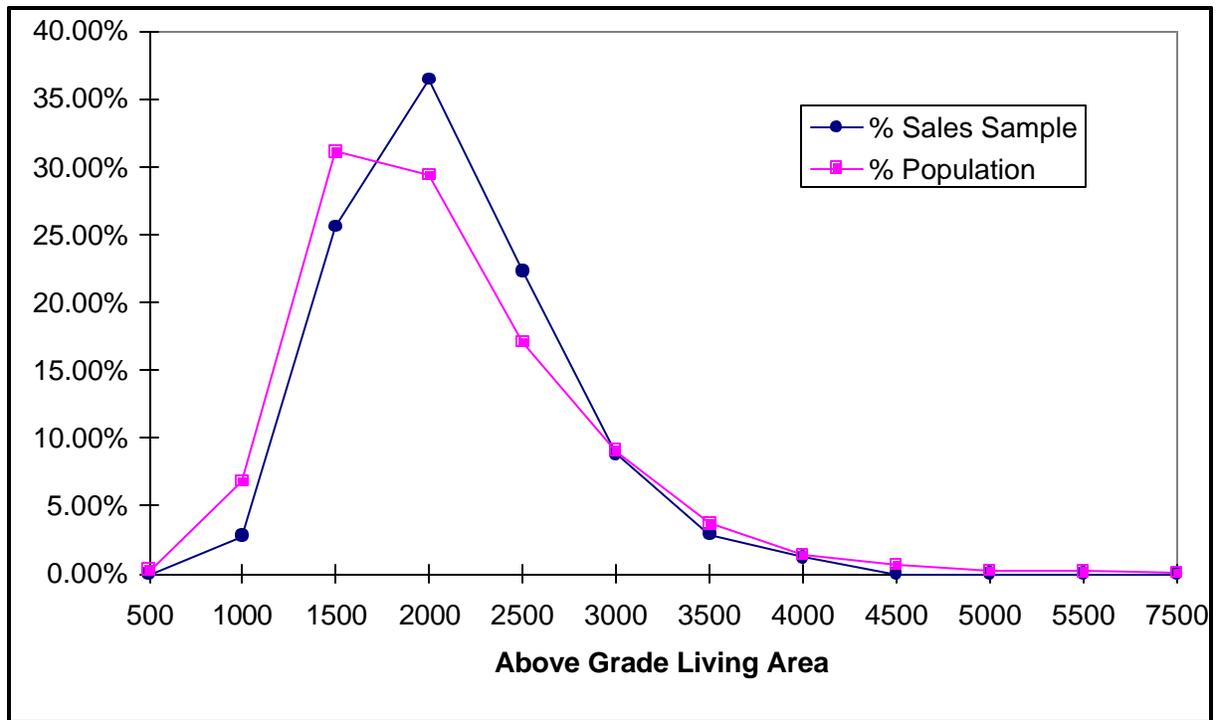


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Ren. New homes are somewhat over represented. This is a common occurrence, as new homes tend to sell soon after being built.

**Sales Sample Representation of Population - Above Grade Living Area**

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	2.76%
1500	148	25.56%
2000	211	36.44%
2500	129	22.28%
3000	51	8.81%
3500	17	2.94%
4000	7	1.21%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	579	

Population		
AGLA	Frequency	% Population
500	13	0.28%
1000	318	6.80%
1500	1454	31.10%
2000	1375	29.41%
2500	800	17.11%
3000	424	9.07%
3500	173	3.70%
4000	65	1.39%
4500	30	0.64%
5000	12	0.26%
5500	7	0.15%
7800	4	0.09%
	4675	

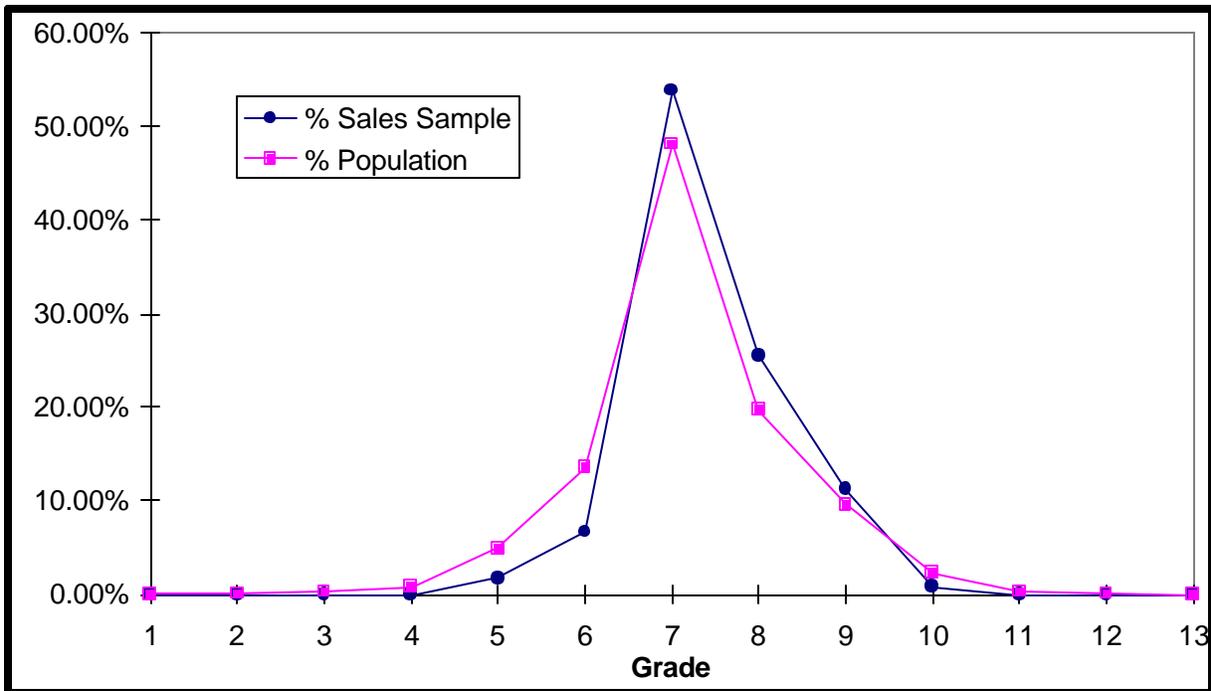


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population – Building Grade

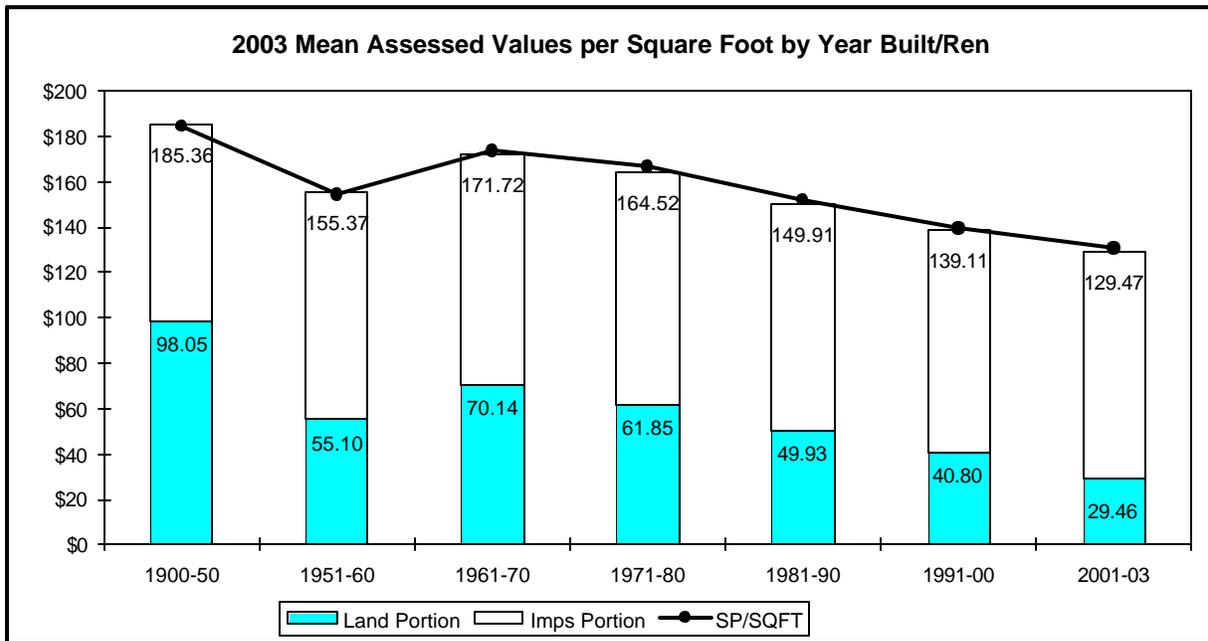
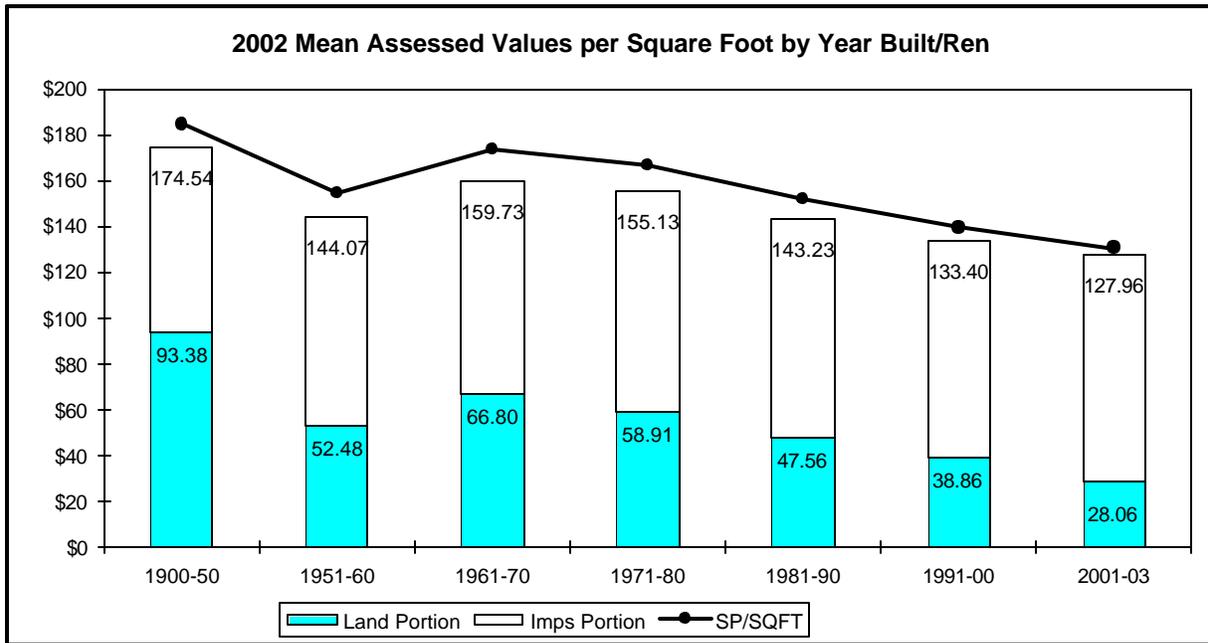
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.73%
6	39	6.74%
7	312	53.89%
8	148	25.56%
9	65	11.23%
10	5	0.86%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	579	

Population		
Grade	Frequency	% Population
1	1	0.02%
2	4	0.09%
3	14	0.30%
4	39	0.83%
5	229	4.90%
6	636	13.60%
7	2251	48.15%
8	923	19.74%
9	450	9.63%
10	110	2.35%
11	15	0.32%
12	3	0.06%
13	0	0.00%
	4675	



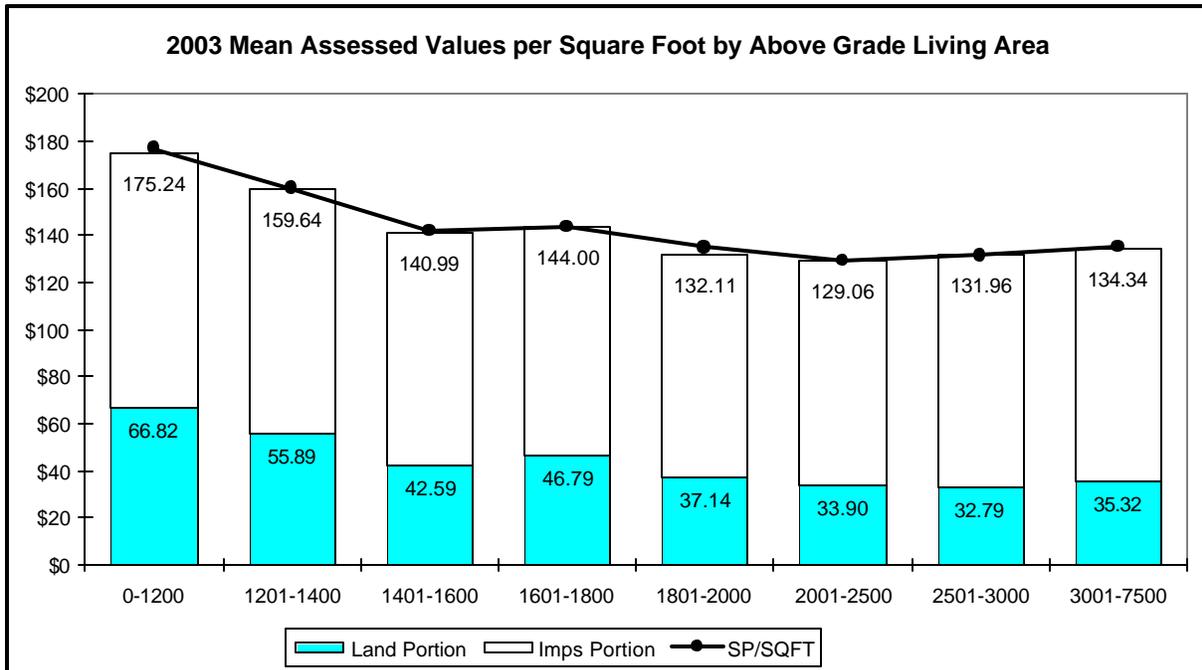
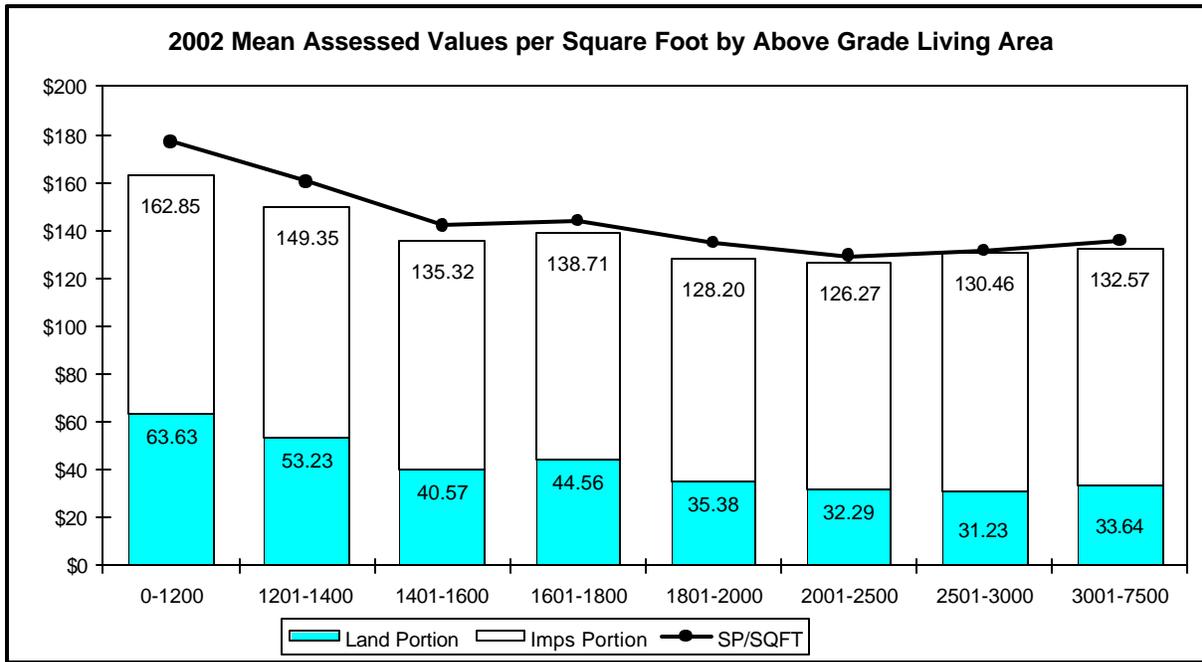
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2002 and 2003 Per Square Foot Values By Year Built or Year Renovated



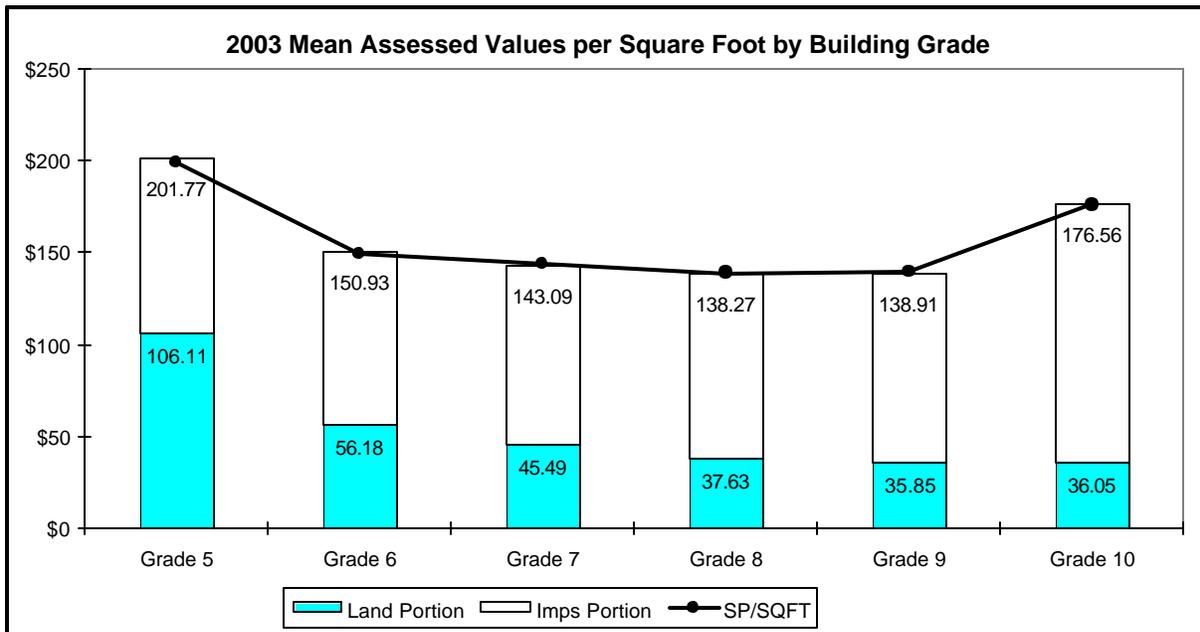
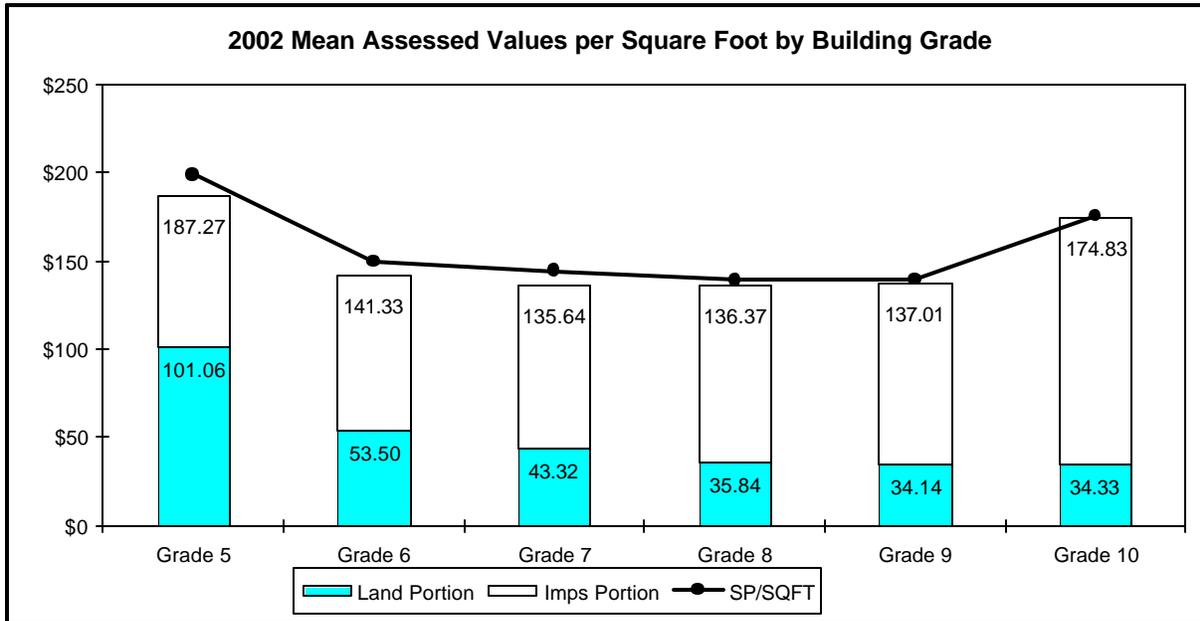
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 34 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05\%, \text{ with the result rounded down to the next } \$1,000.$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 579 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, higher grade homes of grade eight and above, had a higher assessment ratio than other parcels in the area (assessed value/sales price) therefore required less of an upward adjustment. Also one story homes had a lower assessment ratio than other parcels in the area, therefore required an additional upward adjustment. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / (.9632207 + (.02613863 \text{ if HighGrade}) - (.03762586 \text{ if oneStory}))$$

The resulting total value is rounded down to the next \$1,000, then:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.028)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.028).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.028, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 57 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

3.82%

<b>Grade&gt;=8</b>	<b>Yes</b>
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% Adjustment	-2.74%
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<b>One Story</b>	<b>Yes</b>
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% Adjustment	4.22%
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**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 two story home would *approximately* receive a 1.08 % upward adjustment (3.82% -2.74%).

Generally lower grade parcels were at a lower assessment level than higher grade parcels. One story homes were also at a lower assessment level than the average. This model corrects for these strata differences.

28% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 57 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
5	10	0.941	1.014	7.8%	0.941	1.086
6	39	0.939	1.000	6.5%	0.970	1.030
7	312	0.944	0.993	5.2%	0.986	1.000
8	148	0.980	0.993	1.3%	0.982	1.004
9	65	0.982	0.995	1.3%	0.978	1.012
10	5	0.985	0.995	1.0%	0.915	1.076
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1900-1950	16	0.948	1.001	5.6%	0.951	1.050
1951-1960	8	0.932	1.005	7.8%	0.924	1.086
1961-1970	26	0.917	0.985	7.4%	0.946	1.024
1971-1980	45	0.946	0.998	5.5%	0.972	1.024
1981-1990	78	0.950	0.987	3.9%	0.969	1.005
1991-2000	269	0.960	0.996	3.8%	0.989	1.003
>2000	137	0.982	0.994	1.2%	0.983	1.004
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
Average	509	0.964	0.995	3.1%	0.989	1.000
Good	58	0.931	0.985	5.8%	0.959	1.011
Very Good	12	0.950	1.008	6.1%	0.957	1.058
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1	187	0.925	0.991	7.2%	0.980	1.002
1.5	18	0.907	0.930	2.5%	0.881	0.979
2	374	0.979	0.998	2.0%	0.992	1.005

## Area 57 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

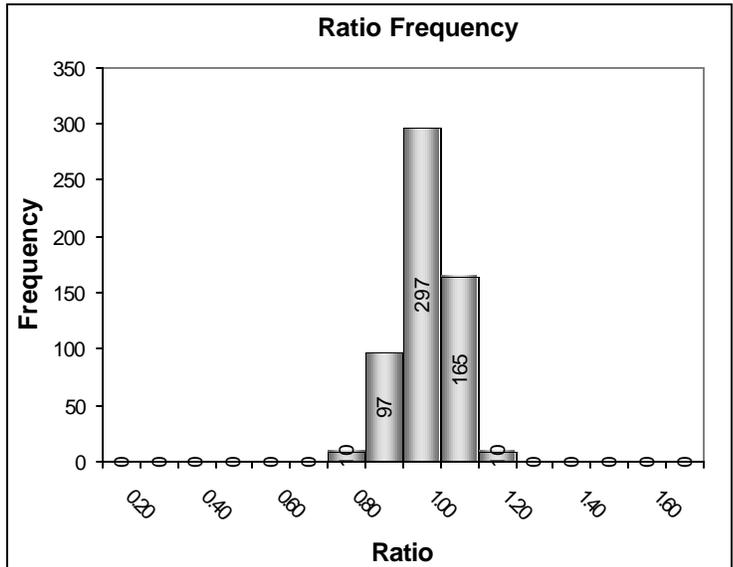
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
701-1000	16	0.927	0.999	7.7%	0.946	1.051
1001-1500	148	0.926	0.991	7.0%	0.980	1.002
1501-2000	211	0.958	0.991	3.4%	0.982	1.000
2001-2500	129	0.976	0.997	2.2%	0.985	1.009
2501-3000	51	0.991	1.003	1.1%	0.985	1.021
3001-4000	24	0.977	0.990	1.3%	0.958	1.022
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
N	540	0.962	0.995	3.4%	0.989	1.000
Y	39	0.948	0.988	4.2%	0.956	1.020
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
N	555	0.960	0.993	3.4%	0.987	0.998
Y	24	0.973	1.013	4.1%	0.972	1.054
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1	304	0.972	0.997	2.6%	0.989	1.004
6	177	0.955	1.001	4.8%	0.991	1.011
7	98	0.933	0.971	4.1%	0.955	0.987
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
2500-5000	56	0.983	0.998	1.5%	0.982	1.014
5001-8000	244	0.970	1.000	3.1%	0.993	1.008
8001-12000	109	0.960	1.007	4.9%	0.996	1.018
12001-16000	28	0.951	1.008	6.1%	0.973	1.043
16001-20000	11	0.959	1.016	6.0%	0.959	1.074
20001-30000	29	0.933	0.961	3.0%	0.929	0.993
30001-43559	34	0.960	0.985	2.6%	0.958	1.012
1AC-3AC	45	0.941	0.971	3.1%	0.943	0.998
3.01AC-12AC	23	0.940	0.977	3.9%	0.941	1.014

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/15/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> Black Diamond/Maple Valley	<b>Appr ID:</b> SFRA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	579
<i>Mean Assessed Value</i>	247,800
<i>Mean Sales Price</i>	257,900
<i>Standard Deviation AV</i>	80.394
<i>Standard Deviation SP</i>	81.860
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.961
<i>Median Ratio</i>	0.971
<i>Weighted Mean Ratio</i>	0.961
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.778
<i>Highest ratio:</i>	1.166
<i>Coefficient of Dispersion</i>	5.85%
<i>Standard Deviation</i>	0.071
<i>Coefficient of Variation</i>	7.39%
<i>Price Related Differential (PRD)</i>	1.000
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.962
<i>Upper limit</i>	0.978
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.955
<i>Upper limit</i>	0.967
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4675
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.071
<b>Recommended minimum:</b>	8
<i>Actual sample size:</i>	579
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	263
<i># ratios above mean:</i>	316
<i>z:</i>	2.203
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

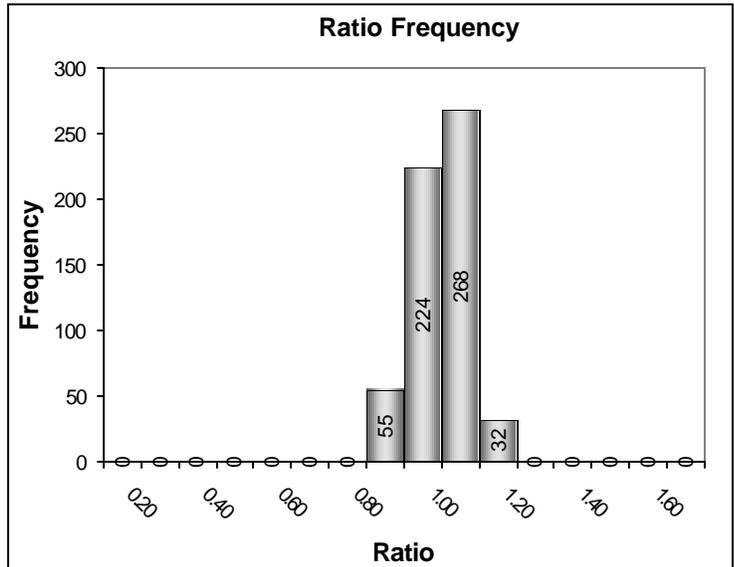
1 to 3 Unit Residences throughout area 57

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/15/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> Black Diamond/Maple Valley	<b>Appr ID:</b> SFRA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	579
<i>Mean Assessed Value</i>	256,400
<i>Mean Sales Price</i>	257,900
<i>Standard Deviation AV</i>	79.635
<i>Standard Deviation SP</i>	81.860
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.998
<i>Median Ratio</i>	1.004
<i>Weighted Mean Ratio</i>	0.994
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.810
<i>Highest ratio:</i>	1.185
<i>Coefficient of Dispersion</i>	5.40%
<i>Standard Deviation</i>	0.069
<i>Coefficient of Variation</i>	6.93%
<i>Price Related Differential (PRD)</i>	1.004
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.997
<i>Upper limit</i>	1.010
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.992
<i>Upper limit</i>	1.003
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4675
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.069
<b>Recommended minimum:</b>	8
<i>Actual sample size:</i>	579
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	270
<i># ratios above mean:</i>	309
<i>z:</i>	1.621
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

1 to 3 Unit Residences throughout area 57

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	362306	9016	09/24/01	152000	860	0	5	1920	4	14197	N	N	18925 276TH AV SE
1	146740	0035	01/27/01	175000	1070	0	5	1958	4	35930	Y	Y	25247 SE 244TH ST
1	858850	0140	11/06/01	170000	960	0	6	1976	3	13500	N	N	25123 238TH AV SE
1	146540	0020	07/03/01	195000	1000	0	6	1981	3	46609	N	N	24658 SE 235TH PL
1	858850	0380	09/16/02	175200	1070	0	6	1958	3	25287	N	N	25016 MAPLE VALLEY-BLACK DIAM RD SE
1	182207	9033	11/01/01	181500	1170	0	6	1995	3	39437	N	N	28007 SE 224TH ST
1	142206	9046	07/08/02	259000	1260	0	6	1957	4	170319	N	N	24603 SE 224TH ST
1	858850	0360	01/11/01	158000	1350	0	6	1969	3	14226	N	N	23714 SE 250TH ST
1	639960	0190	08/03/01	225000	1400	0	6	1994	3	10548	Y	Y	23909 SE 238TH ST
1	012206	9024	09/24/02	250000	1760	0	6	1996	3	93654	N	N	26803 SE 200TH ST
1	062207	9057	10/24/01	400000	1960	0	6	1914	4	287931	Y	N	28618 SE 208TH ST
1	062207	9028	08/15/02	200000	2070	0	6	1913	4	21318	N	N	20016 276TH AV SE
1	222206	9042	04/22/02	289000	2160	120	6	1985	3	63162	N	N	24732 238TH PL SE
1	146540	0031	11/21/02	260000	1000	510	7	1964	3	36420	N	N	24840 SE 235TH PL
1	439600	0560	03/12/02	199950	1020	500	7	1968	3	15019	N	N	28545 SE 228TH ST
1	439600	0120	07/16/01	165500	1020	0	7	1967	3	19893	N	N	22605 285TH AV SE
1	439600	0570	03/15/01	199950	1080	0	7	1967	3	15020	N	N	28555 SE 228TH ST
1	122206	9060	04/18/01	165000	1080	0	7	1964	3	30825	N	N	22030 260TH AV SE
1	012206	9093	03/16/01	257000	1200	0	7	1985	4	108028	Y	N	26715 SE 196TH ST
1	142206	9077	05/04/01	280000	1200	670	7	1975	3	85377	N	N	22720 255TH PL SE
1	070570	0460	10/20/01	189000	1210	0	7	1994	3	7563	N	N	23801 SE 245TH ST
1	439600	0580	09/18/02	174000	1230	0	7	1967	3	15021	N	N	28605 SE 228TH ST
1	070570	0870	07/25/02	193950	1230	0	7	1993	3	7438	N	N	23613 SE 245TH ST
1	885695	0090	06/21/02	203000	1260	0	7	1994	3	8840	N	N	24212 234TH WY SE
1	885696	0670	08/17/01	198450	1260	0	7	1994	3	8865	N	N	23315 SE 239TH ST
1	885696	0640	05/04/01	197500	1260	0	7	1995	3	8204	N	N	23924 233RD WY SE
1	885696	0610	03/13/01	195000	1260	0	7	1995	3	11688	N	N	23940 233RD WY SE
1	885695	0330	01/19/01	189950	1260	0	7	1994	3	7026	N	N	23227 SE 242ND ST
1	885696	0690	07/29/02	205500	1280	0	7	1994	3	7813	N	N	23919 234TH PL SE

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	070571	0280	12/26/01	194000	1310	0	7	1995	3	8162	N	N	24706 234TH WY SE
1	070571	0560	04/25/01	205000	1340	0	7	1996	3	10217	N	N	23833 SE 248TH ST
1	070570	0710	12/17/01	200000	1340	0	7	1995	3	6000	N	N	23811 SE 247TH PL
1	242206	9063	10/14/02	289950	1370	0	7	1994	3	66211	N	N	24519 270TH AV SE
1	439600	0500	06/14/01	185500	1400	0	7	1967	4	15415	N	N	22730 287TH PL SE
1	940715	0370	10/18/01	199500	1416	0	7	1996	3	6250	N	N	24033 SE 261ST PL
1	885696	0680	09/03/02	224950	1440	0	7	1994	3	7789	N	N	23913 234TH PL SE
1	885695	0290	10/26/02	216500	1440	0	7	1994	3	7300	N	N	24222 232ND PL SE
1	885696	0340	01/11/02	214500	1440	0	7	1995	3	7700	N	N	24105 232ND PL SE
1	885696	0220	04/12/01	197500	1440	0	7	1995	3	9178	N	N	23844 232ND CT SE
1	885695	0420	03/25/02	203950	1440	0	7	1994	3	8183	N	N	23327 SE 243RD PL
1	208520	0859	05/09/01	169500	1440	0	7	1963	3	8740	N	N	23106 UPPER DORRE DON WY SE
1	885695	0400	02/09/01	194950	1440	0	7	1994	3	8009	N	N	23330 SE 243RD PL
1	062207	9091	06/20/02	330000	1460	500	7	1972	3	219166	N	N	28042 SE 208TH ST
1	072207	9130	05/17/02	317500	1530	0	7	1986	3	89251	N	N	21027 288TH AV SE
1	885696	0130	05/23/01	219000	1530	0	7	1994	3	7610	N	N	23904 234TH PL SE
1	667900	1360	06/24/02	198550	1560	0	7	2002	3	6974	N	N	23727 243RD CT SE
1	146740	0130	06/06/01	330000	1570	0	7	1961	4	41430	Y	Y	25643 SE 242ND ST
1	122206	9178	09/09/02	347950	1590	850	7	1991	3	108464	N	N	21815 266TH PL SE
1	940715	0090	10/09/02	224950	1593	0	7	1996	3	6120	N	N	24108 SE 261ST PL
1	940715	0290	09/17/02	224950	1597	0	7	1996	3	7944	N	N	24211 SE 261ST PL
1	940715	0250	07/15/02	212000	1597	0	7	1996	3	7936	N	N	24301 SE 261ST PL
1	885696	0470	11/20/01	209500	1600	0	7	1996	3	5272	N	N	24006 232ND PL SE
1	940715	0030	10/05/01	204950	1601	0	7	1996	3	6732	N	N	24018 SE 261ST ST
1	072207	9045	11/23/01	369000	1610	0	7	1924	5	207721	Y	N	29021 SE 208TH ST
1	885696	0510	03/27/01	231000	1660	0	7	1995	3	8800	N	N	23922 232ND PL SE
1	070570	0850	01/23/02	225000	1660	0	7	1994	3	7000	N	N	23625 SE 245TH ST
1	070570	0380	04/24/01	216950	1660	0	7	1994	3	6596	N	N	23838 SE 245TH ST
1	070570	0610	06/21/01	225000	1660	0	7	1995	3	6996	N	N	23808 SE 247TH PL
1	070570	0960	07/19/01	209985	1660	0	7	1994	3	10763	N	N	24505 234TH WY SE

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	070570	0670	11/16/01	219950	1660	0	7	1995	3	9025	N	N	23841 SE 247TH PL
1	070570	0700	10/29/01	218600	1660	0	7	1995	3	6000	N	N	23819 SE 247TH PL
1	070570	0440	10/23/01	217950	1670	0	7	1994	3	7150	N	N	23817 SE 245TH ST
1	070570	0370	12/19/01	211000	1670	0	7	1994	3	8497	N	N	23830 SE 245TH ST
1	102206	9075	04/26/02	239750	1680	0	7	1960	4	77135	N	N	24310 SE 223RD ST
1	070570	0010	08/23/01	229750	1700	0	7	1997	3	9699	N	N	23404 SE 244TH CT
1	070571	0360	07/09/02	236000	1700	0	7	1995	3	7150	N	N	23708 SE 248TH ST
1	070571	0730	08/05/02	236950	1700	0	7	1995	3	7236	N	N	23399 SE 248TH ST
1	070571	0300	06/08/01	230000	1700	0	7	1995	3	7366	N	N	24720 234TH WY SE
1	070571	0430	07/23/01	229900	1700	0	7	1997	3	9029	N	N	24704 237TH PL SE
1	070571	0800	02/12/02	226500	1700	0	7	1995	3	8929	N	N	24717 234TH WY SE
1	070571	0900	09/23/02	225000	1700	0	7	1995	3	7430	N	N	23386 SE 246TH PL
1	070571	0500	06/27/01	224500	1700	0	7	1996	3	6709	N	N	23812 SE 248TH ST
1	070571	0600	11/21/01	222900	1700	0	7	1996	3	9981	N	N	23805 SE 248TH ST
1	070571	0700	05/24/01	219950	1700	0	7	1995	3	7000	N	N	23417 SE 248TH ST
1	070571	0820	02/15/01	217250	1700	0	7	1995	3	7899	N	N	24619 234TH WY SE
1	262206	9019	04/11/02	325000	1740	0	7	1975	3	163350	N	N	24602 SE SUMMIT- LANDSBURG RD
1	070571	0090	09/18/02	238000	1760	0	7	1996	3	7142	N	N	23445 SE 246TH PL
1	070571	0090	09/18/02	238000	1760	0	7	1996	3	7142	N	N	23445 SE 246TH PL
1	132206	9020	12/20/02	315000	1790	0	7	1978	3	216057	N	N	22633 265TH AV SE
1	885696	0400	06/27/01	236450	1820	0	7	1995	3	8439	N	N	23233 SE 241ST CT
1	885695	0190	06/19/01	235900	1820	0	7	1994	3	6467	N	N	23222 SE 242ND ST
1	885695	0240	07/26/01	235000	1820	0	7	1994	3	6753	N	N	24223 232ND PL SE
1	885695	0370	05/02/02	235000	1820	0	7	1994	3	9428	N	N	23350 SE 243RD PL
1	102206	9062	08/28/02	217000	1840	0	7	1958	5	24763	Y	Y	22235 DORRE DON WY SE
1	667900	1350	06/24/02	228000	1850	0	7	2002	3	6569	N	N	23731 243RD CT SE
1	885696	0330	05/17/02	245750	1860	0	7	1995	3	7700	N	N	24099 232ND PL SE
1	885696	0540	04/13/01	234950	1860	0	7	1995	3	11227	N	N	23217 SE 239TH ST
1	885695	0280	04/23/01	237000	1860	0	7	1994	3	7207	N	N	24226 232ND PL SE
1	885696	0260	04/25/01	231950	1860	0	7	1995	3	10500	N	N	23903 232ND CT SE

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885696	0560	12/17/01	229950	1860	0	7	1995	3	8838	N	N	23911 233RD WY SE
1	885696	0410	07/01/02	251500	1870	0	7	1995	3	8656	N	N	23237 SE 241ST CT
1	885696	0160	09/06/01	241400	1870	0	7	1994	3	7706	N	N	23306 SE 239TH ST
1	885696	0410	04/06/01	240000	1870	0	7	1995	3	8656	N	N	23237 SE 241ST CT
1	072207	9054	12/21/01	385000	1900	0	7	1977	4	165878	N	N	22221 284TH AV SE
1	885695	0460	01/04/02	233000	1900	0	7	1994	3	10222	N	N	23345 SE 243RD PL
1	070571	0310	07/12/01	247500	1950	0	7	1995	3	7150	N	N	23416 SE 248TH ST
1	070571	0120	07/25/01	244900	1950	0	7	1996	3	7291	N	N	23429 SE 246TH PL
1	070571	0180	04/16/02	238000	1950	0	7	1995	3	6895	N	N	23418 SE 247TH CT
1	070571	0220	12/03/01	237000	1950	0	7	1995	3	7900	N	N	23440 SE 247TH CT
1	070570	0240	07/12/01	235000	2010	0	7	1994	3	10079	N	N	24426 236TH CT SE
1	070570	0280	09/12/01	239950	2020	0	7	1994	3	9147	N	N	24431 237TH CT SE
1	070570	0830	04/25/01	240990	2020	0	7	1994	3	8337	N	N	23707 SE 245TH ST
1	070570	0820	12/20/01	229500	2020	0	7	1994	3	7326	N	N	23715 SE 245TH ST
1	070570	0450	04/17/02	228000	2020	0	7	1994	3	7150	N	N	23809 SE 245TH ST
1	070570	0270	10/29/02	231000	2020	0	7	1994	3	8706	N	N	24437 237TH CT SE
1	070570	0360	03/20/01	237950	2040	0	7	1994	3	8031	N	N	23822 SE 245TH ST
1	132206	9062	06/12/02	365000	2090	0	7	1981	4	206038	N	N	26417 SE 224TH ST
1	242206	9037	07/31/02	359950	2120	0	7	1962	4	54014	N	N	24212 276TH AV SE
1	112206	9004	02/27/01	419000	2120	0	7	1995	3	169884	N	N	21233 260TH AV SE
1	439600	0470	08/15/02	248000	2150	0	7	2002	3	19908	N	N	22721 287TH PL SE
1	070570	0660	08/24/01	265000	2170	0	7	1995	3	7094	N	N	23846 SE 247TH PL
1	940715	0160	09/12/02	242000	2184	0	7	1995	4	7977	N	N	24212 SE 261ST PL
1	070570	0150	10/14/02	259500	2190	0	7	1997	3	9207	N	N	24423 235TH CT SE
1	070571	0790	09/06/02	256950	2190	0	7	1995	3	7974	N	N	23390 SE 248TH ST
1	070571	0790	09/18/02	256950	2190	0	7	1995	3	7974	N	N	23390 SE 248TH ST
1	070571	0780	10/25/02	256000	2190	0	7	1995	3	8117	N	N	23384 SE 248TH ST
1	070571	0140	03/23/01	257000	2190	0	7	1996	3	8058	N	N	23413 SE 246TH PL
1	070571	0720	07/24/01	257000	2190	0	7	1995	3	7000	N	N	23407 SE 248TH ST
1	070571	0840	07/31/02	253500	2190	0	7	1995	3	6662	N	N	23891 SE 246TH PL
1	070571	0870	09/18/02	255500	2190	0	7	1995	3	7983	N	N	23377 SE 246TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	070571	0270	07/24/02	255000	2190	0	7	1995	3	8050	N	N	23419 SE 247TH CT
1	070571	0110	09/13/01	254500	2190	0	7	1996	3	7880	N	N	23435 SE 246TH PL
1	070570	0110	03/28/02	252000	2190	0	7	1997	3	7823	N	N	23412 SE 245TH ST
1	070571	0480	03/22/02	249000	2190	0	7	1996	3	10048	N	N	23736 237TH PL SE
1	070571	0880	02/01/02	245900	2190	0	7	1995	3	8963	N	N	23378 SE 246TH PL
1	070571	0030	02/13/01	240000	2190	0	7	1996	3	7927	N	N	23414 SE 246TH PL
1	667900	1340	06/24/02	256500	2200	0	7	2002	3	7038	N	N	23736 243RD CT SE
1	667900	1330	06/24/02	261250	2330	0	7	2002	3	7599	N	N	23732 243RD PL SE
1	062207	9032	09/19/01	275000	2460	0	7	1997	3	107157	N	N	28238 SE 204TH ST
1	667900	1320	06/24/02	275500	2610	0	7	2002	3	9303	N	N	23728 243RD CT SE
1	667900	1380	06/24/02	285000	2700	0	7	2002	3	7522	N	N	23724 243RD CT SE
1	667900	1390	06/24/02	298300	3000	0	7	2002	3	7133	N	N	24308 237TH PL SE
1	062207	9061	03/25/02	272000	1280	510	8	1978	3	97138	N	N	28253 SE 204TH ST
1	062207	9061	05/15/01	258000	1280	510	8	1978	3	97138	N	N	28253 SE 204TH ST
1	885697	0410	10/16/01	229500	1510	0	8	2001	3	4615	N	N	24211 231ST AV SE
1	885697	0420	02/12/02	228700	1510	0	8	2001	3	5064	N	N	24213 231ST AV SE
1	885697	0190	12/13/01	202700	1520	0	8	2000	3	3530	N	N	22903 SE 241ST PL
1	885697	0200	01/18/01	200900	1520	0	8	2000	3	3330	N	N	22907 SE 240TH PL
1	885697	0110	06/26/01	199900	1520	0	8	2000	3	4015	N	N	22904 SE 240TH PL
1	885697	0240	11/28/01	207500	1520	0	8	2001	3	3119	N	N	22917 SE 241ST PL
1	885697	0280	07/03/01	207500	1520	0	8	2001	3	3906	N	N	22927 SE 241ST PL
1	885697	0230	02/04/02	206500	1520	0	8	2001	3	3071	N	N	22915 SE 241ST PL
1	885697	0950	06/05/01	197500	1520	0	8	2000	3	2926	N	N	22929 SE 240TH PL
1	885697	1060	06/10/02	206500	1520	0	8	2002	3	3116	N	N	22926 SE 241ST PL
1	885697	0290	05/29/01	219950	1560	0	8	2001	3	4039	N	N	22931 SE 241ST PL
1	885697	1080	08/29/01	219950	1560	0	8	2001	3	3262	N	N	24109 230TH AV SE
1	885697	1090	08/06/01	219950	1560	0	8	2001	3	3327	N	N	24105 230TH AV SE
1	885697	0150	01/23/01	206900	1560	0	8	2000	3	4439	N	N	22828 SE 240TH PL
1	885697	0300	03/28/02	214500	1560	0	8	2001	3	4335	N	N	22933 SE 241ST PL
1	885697	0920	03/18/02	211500	1560	0	8	2001	3	4318	N	N	24118 230TH AV SE
1	885697	0930	04/24/02	207500	1560	0	8	2001	3	3251	N	N	24114 230TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885764	0490	10/31/01	295000	1570	0	8	2001	3	5022	N	N	23614 230TH PL SE
1	885697	0140	06/11/01	204500	1600	0	8	2000	3	3058	N	N	22830 SE 240TH PL
1	885697	0260	08/24/01	209500	1600	0	8	2001	3	3463	N	N	22921 SE 241ST PL
1	885697	0130	06/22/01	199900	1600	0	8	2000	3	2611	N	N	22832 SE 240TH PL
1	885697	0250	10/15/01	208500	1600	0	8	2001	3	3245	N	N	22919 SE 241ST PL
1	885697	0180	09/07/01	203000	1600	0	8	2001	3	2946	N	N	22833 SE 241ST PL
1	885697	1040	06/27/02	209500	1600	0	8	2002	3	3053	N	N	22920 SE 241ST PL
1	885697	0170	01/28/02	201000	1600	0	8	2001	3	2945	N	N	22831 SE 241ST PL
1	885697	1050	08/05/02	208900	1600	0	8	2002	3	3030	N	N	22924 SE 241ST PL
1	070573	0320	09/26/02	239800	1740	0	8	1999	3	4064	N	N	23812 SE 249TH ST
1	885697	0360	06/11/02	249900	1825	0	8	2001	3	5957	N	N	23015 SE 241ST PL
1	885697	0770	05/17/01	238200	1825	0	8	2001	3	6029	N	N	24031 231ST PL SE
1	885697	0780	04/23/01	254922	1850	0	8	2001	3	5700	N	N	24103 231ST PL SE
1	885697	0480	10/25/01	262590	1850	0	8	2001	3	6137	N	N	24128 231ST AV SE
1	885697	0660	04/11/01	248200	1850	0	8	2001	3	5703	N	N	24118 231ST PL SE
1	885697	0710	04/26/01	247800	1850	0	8	2001	3	5321	N	N	24026 231ST PL SE
1	885697	0750	05/23/01	247100	1850	0	8	2001	3	6519	N	N	24025 231ST PL SE
1	885697	0390	03/21/02	249900	1850	0	8	2002	3	4585	N	N	24207 231ST AV SE
1	885697	0450	07/20/01	210000	1850	0	8	2001	3	4924	N	N	24216 231ST AV SE
1	122206	9038	11/13/02	350000	1860	0	8	1991	3	118918	N	N	26226 SE 220TH ST
1	232206	9148	11/06/02	308950	1870	0	8	1993	3	45151	N	N	24920 255TH PL SE
1	152206	9016	08/26/02	300000	1880	0	8	1967	3	48787	N	N	23372 DORRE DON WY SE
1	885764	0500	11/13/01	303500	1890	0	8	2001	3	5708	N	N	23612 230TH PL SE
1	112206	9150	08/13/01	429950	1930	0	8	1994	3	209088	N	N	21714 251ST AV SE
1	885697	0470	07/03/02	265900	1930	0	8	2002	3	5665	N	N	24200 231ST AV SE
1	885697	0760	01/29/01	246900	1940	0	8	2001	3	5321	N	N	24027 231ST PL SE
1	885697	0730	03/28/01	243900	1940	0	8	2001	3	5542	N	N	24022 231ST PL SE
1	885697	0430	12/18/01	240300	1940	0	8	2001	3	7842	N	N	24220 231ST AV SE
1	102206	9163	09/11/01	312500	1940	0	8	1982	4	112384	N	N	23416 SE 216TH WY
1	885764	0610	12/04/01	298450	1970	0	8	2001	3	3579	N	N	23715 230TH PL SE
1	222206	9094	05/30/01	290000	1970	0	8	2001	3	22546	N	N	24405 240TH AV SE

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Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	794128	0060	06/14/02	335000	1990	0	8	1993	3	22846	N	N	25609 243RD CT SE
1	885764	0350	11/26/01	289950	2000	0	8	2001	3	3512	N	N	23728 230TH PL SE
1	885764	0340	05/29/01	274950	2000	0	8	2001	3	3194	N	N	23732 230TH PL SE
1	885697	0860	07/11/02	284988	2020	0	8	2002	3	5700	N	N	24032 231ST AV SE
1	885697	0630	12/10/01	260000	2020	0	8	2000	3	5705	N	N	24200 231ST PL SE
1	885697	0400	06/26/01	265500	2020	0	8	2001	3	4664	N	N	24209 231ST AV SE
1	885697	0820	09/16/02	272000	2020	0	8	2002	3	6132	N	N	24118 231ST AV SE
1	885697	0440	08/10/01	261345	2020	0	8	2001	3	4845	N	N	24216 231ST AV SE
1	885697	0790	05/10/01	256900	2020	0	8	2001	3	5700	N	N	24109 231ST PL SE
1	885697	0670	07/03/01	261900	2020	0	8	2001	3	5703	N	N	24112 231ST PL SE
1	885697	0720	02/26/01	254500	2020	0	8	2001	3	6519	N	N	24024 231ST PL SE
1	885697	0350	12/27/01	256900	2020	0	8	2001	3	5993	N	N	23013 SE 241ST PL
1	885697	0490	01/05/01	249545	2020	0	8	2001	3	6142	N	N	24129 231ST PL SE
1	885697	0740	04/20/01	245300	2020	0	8	2001	3	5542	N	N	24023 231ST PL SE
1	885697	0380	05/02/02	253900	2020	0	8	2002	3	5538	N	N	24201 231ST AV SE
1	885764	0630	11/26/01	320000	2030	0	8	2001	3	4069	N	N	23721 230TH PL SE
1	885764	0360	08/05/02	280000	2030	0	8	2001	3	3294	N	N	23726 230TH PL SE
1	885764	0330	02/14/01	273500	2030	0	8	2001	3	4839	N	N	23802 230TH PL SE
1	885697	0890	04/24/02	269500	2050	0	8	2000	3	6129	N	N	24001 230TH PL SE
1	512620	0090	07/01/02	387000	2060	1070	8	1985	3	109335	N	N	22813 262ND AV SE
1	885697	0910	02/25/02	272500	2060	0	8	2002	3	5995	N	N	23020 SE 24TH PL
1	885764	0520	03/29/02	319950	2070	0	8	2002	3	4025	N	N	23615 230TH PL SE
1	885764	0640	11/05/01	310000	2070	0	8	2001	3	3531	N	N	23725 230TH PL SE
1	222206	9017	03/19/02	349950	2084	0	8	1996	3	79279	N	N	24235 SE 248TH ST
1	885764	0670	05/02/01	279950	2090	0	8	2001	3	4408	N	N	23731 230TH PL SE
1	885764	0680	05/02/01	279950	2110	0	8	2001	3	5145	N	N	23733 230TH PL SE
1	259172	0090	03/08/02	330000	2160	670	8	1989	3	38779	N	N	25216 238TH AV SE
1	070573	0220	07/19/01	255000	2180	0	8	2000	3	7007	N	N	24810 239TH CT SE
1	070573	0180	01/23/01	246000	2180	0	8	2000	3	5367	N	N	25504 242ND PL SE
1	070573	0030	02/19/02	241000	2180	0	8	1999	3	5000	N	N	23819 SE 249TH ST
1	070573	0240	09/24/02	239500	2180	0	8	1999	3	5168	N	N	24815 239TH CT SE

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Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	070573	0300	09/06/01	238000	2180	0	8	1999	3	5000	N	N	23824 SE 249TH ST
1	885697	0460	08/07/01	269900	2180	0	8	2001	3	5001	N	N	24206 231ST AV SE
1	885697	0690	04/20/01	273000	2180	0	8	2001	3	5702	N	N	24104 231ST PL SE
1	885697	0650	03/22/01	265400	2180	0	8	2001	3	5704	N	N	24122 231ST PL SE
1	885697	0680	04/06/01	265400	2180	0	8	2001	3	5702	N	N	24108 231ST PL SE
1	885697	0800	08/21/01	266400	2180	0	8	2001	3	5700	N	N	24113 231ST PL SE
1	885697	0840	07/22/02	269800	2180	0	8	2002	3	5700	N	N	24110 231ST AV SE
1	885697	0900	01/28/02	269500	2180	0	8	2002	3	6297	N	N	23024 SE 241ST PL
1	885697	0370	02/19/02	267500	2180	0	8	2002	3	6135	N	N	23021 SE 241ST PL
1	885697	0810	01/17/01	254900	2180	0	8	2001	3	6129	N	N	24119 231ST PL SE
1	885764	0620	12/18/01	326217	2240	0	8	2001	3	5222	N	N	23719 230TH PL SE
1	147157	0010	07/18/02	339950	2240	0	8	1994	3	23174	N	N	24310 242ND WY SE
1	885697	0700	05/25/01	235000	2250	0	8	2001	3	6032	N	N	24030 231ST PL SE
1	885764	0380	05/28/02	309950	2270	0	8	2002	3	3253	N	N	23718 230TH PL SE
1	885764	0660	03/28/01	294950	2270	0	8	2001	3	5241	N	N	23729 230TH PL SE
1	152206	9101	08/07/02	313500	2330	0	8	1988	3	82764	Y	Y	22728 228TH AV SE
1	885764	0470	11/06/01	306000	2330	0	8	2001	3	4198	N	N	23618 230TH PL SE
1	885764	0650	04/24/01	305000	2360	0	8	2001	3	4915	N	N	23727 230TH PL SE
1	885764	0480	11/12/01	312000	2360	0	8	2001	3	5103	N	N	23616 230TH PL SE
1	102206	9172	07/02/01	394000	2410	0	8	1996	3	165963	N	N	23408 SE 216TH WY
1	156091	0080	01/16/01	365000	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
1	512621	0080	11/18/02	346000	2530	0	8	1986	3	112820	N	N	23521 262ND AV SE
1	156091	0180	12/17/01	315000	2540	0	8	1986	3	42000	N	N	22552 241ST AV SE
1	112206	9137	09/24/01	430000	2560	0	8	1989	4	103672	N	N	22100 255TH AV SE
1	512621	0270	05/09/01	391950	2610	0	8	1987	3	116305	N	N	23650 266TH AV SE
1	512621	0470	05/14/01	354500	2610	0	8	1986	3	117176	N	N	26618 SE 230TH ST
1	156092	0490	05/23/02	386000	2710	0	8	1987	3	35398	N	N	22424 236TH AV SE
1	156091	0070	10/07/02	329500	2710	0	8	1986	3	31344	N	N	24122 SE 225TH ST
1	112206	9160	10/28/02	394000	2850	0	8	1981	4	102366	N	N	24510 SE 224TH ST
1	147157	0430	01/17/01	385000	2860	0	8	1994	3	41591	N	N	23809 SE 243RD ST
1	102206	9067	11/02/01	343000	2900	0	8	2001	3	30346	N	N	22207 244TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	112206	9171	05/21/01	310000	2910	0	8	1989	3	44881	N	N	21805 260TH AV SE
1	112206	9201	02/24/02	399950	2990	0	8	2002	3	80930	N	N	22005 260TH AV SE
1	794128	0070	06/13/01	302000	2050	0	9	1992	3	22765	N	N	24215 SE 256TH ST
1	156092	0180	05/08/02	407000	2120	0	9	1988	3	35100	Y	N	23605 SE 225TH ST
1	259172	0050	04/03/02	320000	2220	0	9	1990	3	35014	N	N	25147 238TH AV SE
1	156092	0200	01/18/01	352500	2340	0	9	1986	3	35021	Y	N	23425 SE 225TH ST
1	072207	9119	04/30/01	370590	2360	0	9	1989	3	52707	N	N	22307 286TH AV SE
1	156092	0440	03/30/01	334500	2360	0	9	1986	3	36292	N	N	22435 236TH AV SE
1	885764	0900	07/13/01	325413	2400	0	9	2001	3	5755	N	N	23029 SE 238TH ST
1	885764	0070	08/14/01	309950	2400	0	9	2001	3	5683	N	N	32926 231ST PL SE
1	885764	0040	12/06/01	299950	2400	0	9	2001	3	6053	N	N	23119 SE 239TH PL
1	885764	0720	08/13/02	299950	2410	0	9	2002	3	5193	N	N	23823 230TH PL SE
1	885764	0790	07/23/01	334177	2460	0	9	2001	3	8475	N	N	23005 SE 239TH PL
1	885764	0880	04/27/01	317600	2460	0	9	2001	3	7123	N	N	23822 230TH PL SE
1	885764	0030	07/13/01	314950	2460	0	9	2001	3	6600	N	N	23115 SE 239TH PL
1	885764	0150	03/09/01	304950	2460	0	9	2001	3	6582	N	N	23810 231ST PL SE
1	885764	0050	12/11/01	299950	2460	0	9	2001	3	6251	N	N	23125 SE 239TH PL
1	156093	0100	07/03/02	342500	2480	0	9	1987	3	32557	N	N	22409 236TH AV SE
1	156093	0200	10/10/02	398500	2490	0	9	1989	3	37291	Y	N	23531 SE 221ST ST
1	156093	0170	05/18/01	340000	2510	0	9	1991	3	43023	N	N	23324 SE 224TH ST
1	885764	0990	09/26/01	309950	2590	0	9	2001	3	6777	N	N	23921 231ST PL SE
1	885764	0950	12/18/01	360000	2620	0	9	2002	3	7007	N	N	23827 231ST PL SE
1	856730	0230	05/24/02	352000	2660	0	9	1994	3	32635	N	N	23216 SE 218TH ST
1	156092	0060	05/03/01	387950	2670	0	9	1986	3	32945	N	N	22611 238TH PL SE
1	885764	0850	01/30/01	319950	2710	0	9	2001	3	7306	N	N	23908 230TH PL SE
1	885764	0020	04/01/02	337950	2760	0	9	2002	3	6600	N	N	23109 SE 239TH PL
1	885764	0750	03/26/02	337950	2760	0	9	2002	3	6835	N	N	23909 230TH PL SE
1	885764	0200	01/26/01	349350	2770	0	9	2001	3	9015	N	N	23718 231ST CT SE
1	885764	0870	04/13/01	339950	2770	0	9	2001	3	7766	N	N	23826 230TH PL SE
1	885764	0690	11/07/01	331950	2770	0	9	2001	3	7116	N	N	23815 230TH PL SE
1	885764	0920	03/11/02	360568	2780	0	9	2002	3	6500	N	N	23111 SE 238TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	147157	0500	09/17/01	420000	2780	0	9	1997	3	80077	Y	Y	23900 242ND WY SE
1	147157	0500	07/29/02	420000	2780	0	9	1997	3	80077	Y	Y	23900 242ND WY SE
1	885764	0830	01/22/02	347950	2830	0	9	2001	3	6973	N	N	23922 230TH PL SE
1	885764	0740	11/28/01	350065	2835	0	9	2002	3	7161	N	N	23903 230TH PL SE
1	885764	0860	07/02/02	346950	2835	0	9	2002	3	6598	N	N	23902 230TH PL SE
1	885764	0140	10/31/01	339950	2835	0	9	2002	3	6501	N	N	23816 231ST PL SE
1	885764	0110	11/14/01	361000	2840	0	9	2002	3	6043	N	N	23902 231ST PL SE
1	885764	0010	04/11/02	339950	2840	0	9	2002	3	6882	N	N	23101 SE 239TH PL
1	885764	0730	05/22/02	334950	2895	0	9	2002	3	6820	N	N	23829 230TH PL SE
1	885764	0940	06/08/01	350000	2910	0	9	2001	3	7009	N	N	23821 231ST PL SE
1	885764	0970	08/14/01	347950	2910	0	9	2001	3	7007	N	N	23907 231ST PL SE
1	885764	0130	09/18/01	337950	2910	0	9	2001	3	6872	N	N	23822 231ST PL SE
1	156092	0020	08/20/02	456000	2920	0	9	1986	3	40047	Y	N	23808 SE 225TH ST
1	152206	9115	06/21/02	429950	2940	0	9	1996	3	22288	N	N	23790 SE 243RD ST
1	152206	9114	08/04/01	424950	2940	0	9	1997	3	21790	N	N	23767 SE 243RD ST
1	152206	9114	09/06/01	424950	2940	0	9	1997	3	21790	N	N	23767 SE 243RD ST
1	885764	0960	07/17/01	362000	3020	0	9	2001	3	7007	N	N	23901 231ST PL SE
1	147157	0410	04/06/01	419990	3040	0	9	1994	3	35930	N	N	23804 SE 243RD ST
1	885764	0980	04/26/01	347950	3040	0	9	2001	3	7007	N	N	23915 231ST PL SE
1	885764	0120	03/19/02	362950	3040	0	9	2002	3	6670	N	N	23830 231ST PL SE
1	885764	0910	11/28/01	362450	3040	0	9	2002	3	6490	N	N	23105 SE 238TH ST
1	885764	0930	10/10/02	360000	3040	0	9	2002	3	6862	N	N	23117 SE 238TH ST
1	147157	0340	01/08/01	375450	3160	0	9	1994	3	37722	N	N	24000 SE 243RD ST
1	147157	0170	06/24/02	422500	3310	0	9	1994	3	30562	N	N	23906 SE 241ST ST
1	794128	0010	07/17/02	459000	3560	0	9	1992	3	22907	N	N	24319 SE 256TH ST
1	156092	0290	10/16/02	495000	3720	0	9	1986	3	52758	Y	N	23206 SE 224TH CT
1	156092	0230	06/21/02	420000	2660	0	10	1984	3	35100	Y	N	23341 SE 225TH ST
1	146540	0046	07/08/02	664000	3370	1770	10	2002	3	72310	N	N	23474 250TH PL SE
1	112206	9063	02/22/01	669788	3970	0	10	1994	3	227329	N	N	25437 SE 212TH ST
6	406760	0355	11/28/01	325000	830	600	5	1936	5	15340	Y	Y	29853 232ND AV SE
6	042106	9077	09/23/02	180000	860	0	5	1961	4	41818	N	N	29803 222ND AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	615180	0290	08/22/01	345000	1320	0	5	1947	4	14560	Y	Y	29264 218TH PL SE
6	928380	0203	07/16/02	245000	960	0	6	1992	3	8640	Y	Y	29722 224TH AV SE
6	615180	0572	04/03/01	185400	960	0	6	1974	4	45302	N	N	21704 SE 290TH ST
6	681795	0010	05/28/01	174477	1010	440	6	1980	4	12069	N	N	23323 SE 287TH ST
6	681795	0060	06/22/01	170000	1010	500	6	1980	3	10929	N	N	28708 232ND CT SE
6	681795	0040	05/22/02	159500	1050	0	6	1980	3	12252	N	N	23219 SE 287TH ST
6	681795	0270	12/26/01	149950	1050	0	6	1980	3	11179	N	N	28708 235TH AV SE
6	615180	0530	09/21/01	164900	1060	0	6	1981	3	16400	N	N	29412 216TH AV SE
6	439220	0305	06/11/02	181000	1180	0	6	1977	4	9316	N	N	30455 227TH PL SE
6	439220	0305	04/16/01	147000	1180	0	6	1977	4	9316	N	N	30455 227TH PL SE
6	681795	0280	02/09/01	150000	1190	0	6	1980	3	11443	N	N	28714 235TH AV SE
6	439220	0170	10/03/02	172950	1200	0	6	1975	4	12669	N	N	22407 SE 304TH PL
6	439220	0355	10/29/02	186000	1300	0	6	1966	4	17875	N	N	22465 SE 305TH PL
6	255818	0020	10/31/01	158000	1490	0	6	1974	4	14866	N	N	21623 SE 276TH ST
6	255818	0110	10/03/01	200000	1990	0	6	1974	4	17794	N	N	27821 217TH AV SE
6	253880	0010	08/02/01	200000	1010	340	7	1977	3	9719	N	N	22804 SE 288TH ST
6	439160	0070	11/29/01	309500	1010	850	7	1965	4	6755	Y	Y	30804 229TH PL SE
6	406830	0060	07/04/02	201000	1030	600	7	1976	4	13144	N	N	28946 229TH PL SE
6	406830	0060	06/22/01	189950	1030	600	7	1976	4	13144	N	N	28946 229TH PL SE
6	406830	0130	07/15/02	217000	1050	390	7	1976	4	18000	N	N	28906 229TH PL SE
6	202570	0800	08/30/02	187000	1050	0	7	1993	3	7666	N	N	23032 SE 282ND CT
6	406830	0260	04/16/01	185000	1050	500	7	1976	4	9600	N	N	28814 228TH AV SE
6	406830	0170	06/05/01	182500	1050	560	7	1976	4	9375	N	N	28909 229TH PL SE
6	342206	9073	08/08/02	197000	1060	0	7	1972	4	21780	N	N	27804 240TH AV SE
6	202570	1240	02/12/02	179950	1080	0	7	1992	3	6000	N	N	22937 SE 280TH PL
6	202570	0540	04/25/02	183950	1090	0	7	1992	3	6500	N	N	28112 231ST PL SE
6	202570	1420	12/08/01	180000	1100	0	7	1991	3	6331	N	N	22915 SE 281ST PL
6	202570	1000	08/14/01	179950	1100	0	7	1991	3	6000	N	N	28215 230TH AV SE
6	202570	1420	03/06/01	175950	1100	0	7	1991	3	6331	N	N	22915 SE 281ST PL
6	202570	0110	05/30/01	175000	1100	0	7	1991	3	7677	N	N	28221 SE 283RD ST
6	202570	0140	07/03/02	182500	1110	0	7	1993	3	6000	N	N	22928 SE 283RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	202570	1220	05/06/02	179000	1110	0	7	1993	3	6000	N	N	22925 SE 280TH PL
6	202570	0470	10/16/02	179990	1120	0	7	1992	3	8734	N	N	28220 231ST PL SE
6	202570	0130	06/20/02	204000	1150	360	7	1993	3	6000	N	N	22934 SE 283RD ST
6	202570	1370	12/12/01	185450	1150	0	7	1992	3	7996	N	N	22906 SE 281ST PL
6	615180	0095	05/22/02	372000	1150	580	7	1970	3	12138	Y	Y	29047 220TH PL SE
6	679140	0240	12/20/01	205000	1170	500	7	1977	4	15827	N	N	32008 226TH AV SE
6	202570	1280	10/07/02	220000	1170	400	7	1991	3	6600	N	N	28025 230TH AV SE
6	202570	0600	07/16/01	212900	1170	350	7	1992	3	6500	N	N	28016 231ST PL SE
6	202570	1430	01/16/02	209950	1170	0	7	1991	3	6500	N	N	22921 SE 281ST PL
6	202570	1190	07/19/02	204950	1170	350	7	1992	3	6559	N	N	22907 SE 280TH PL
6	202570	0710	06/15/01	203950	1170	350	7	1992	3	11691	N	N	23022 SE 281ST CT
6	202570	1330	01/28/02	195000	1170	350	7	1992	3	6000	N	N	22928 SE 281ST PL
6	679140	0300	06/04/01	155000	1170	0	7	1969	4	15827	N	N	32008 225TH AV SE
6	231000	0270	01/16/01	183500	1170	390	7	1989	3	7163	N	N	22728 SE 273RD ST
6	231001	0090	11/01/02	215000	1180	390	7	1990	3	7200	N	N	27412 227TH PL SE
6	231001	0050	08/14/02	202500	1180	390	7	1990	3	8767	N	N	27338 227TH PL SE
6	231003	0110	04/12/01	216400	1180	400	7	1993	3	8354	N	N	22138 SE 277TH ST
6	231001	0180	03/16/01	198950	1180	390	7	1990	3	7385	N	N	22709 SE 275TH ST
6	231001	0120	03/20/01	194000	1180	390	7	1990	3	7204	N	N	27430 227TH PL SE
6	231001	0060	06/20/02	187500	1180	390	7	1990	3	7025	N	N	27342 227TH PL SE
6	231003	0280	02/21/01	219000	1180	0	7	1993	3	7272	N	N	22017 SE 277TH ST
6	231003	0410	12/14/01	184000	1180	0	7	1993	3	7526	N	N	27601 220TH CT SE
6	231000	0610	03/04/02	214990	1200	390	7	1990	3	8187	N	N	22601 SE 274TH ST
6	231000	0040	05/29/02	212000	1200	390	7	1990	3	7497	N	N	27457 226TH AV SE
6	231000	0560	06/21/01	206950	1200	390	7	1990	3	7430	N	N	27435 227TH AV SE
6	231000	0200	02/15/01	192000	1200	0	7	1990	3	8516	N	N	22606 SE 273RD ST
6	032106	9009	10/22/02	155000	1210	0	7	1987	3	33899	N	N	30002 232ND AV SE
6	231000	0420	06/27/02	185000	1220	0	7	1989	3	7779	N	N	22610 SE 274TH ST
6	231000	0340	05/18/01	214950	1220	420	7	1989	3	7607	N	N	22731 SE 273RD ST
6	231000	0450	12/11/01	204000	1220	420	7	1989	3	8148	N	N	27408 227TH AV SE
6	231000	0250	01/22/01	184950	1220	420	7	1989	3	7730	N	N	22716 SE 273RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	679140	0420	06/25/01	194950	1240	600	7	1978	4	11968	N	N	22507 SE 321ST ST
6	743710	0780	03/08/02	222500	1260	360	7	1991	3	6244	N	N	28141 235TH AV SE
6	681795	0150	05/30/01	168000	1260	0	7	1986	3	10681	N	N	23208 SE 287TH ST
6	679140	0450	01/09/01	164000	1300	0	7	1991	3	11968	N	N	22601 SE 321ST ST
6	406760	0025	08/12/02	405000	1340	700	7	1966	5	6600	Y	Y	29223 229TH AV SE
6	053800	0090	09/27/02	200000	1369	0	7	1998	3	5400	N	N	23727 SE 277TH PL
6	053800	0470	01/08/01	193950	1369	0	7	1998	3	4698	N	N	27637 238TH AV SE
6	231003	0290	02/15/01	200000	1370	0	7	1993	3	7401	N	N	22013 SE 277TH ST
6	202570	0430	07/29/02	214990	1400	0	7	1991	3	8395	N	N	22947 SE 283RD ST
6	202570	1020	01/17/02	205500	1400	0	7	1991	3	6000	N	N	28020 230TH AV SE
6	231001	0260	07/17/01	199950	1400	0	7	1990	3	7604	N	N	27329 227TH PL SE
6	231001	0020	02/01/02	194950	1400	0	7	1990	3	7676	N	N	27322 227TH PL SE
6	231001	0230	02/15/02	187000	1400	0	7	1990	3	7277	N	N	27415 227TH PL SE
6	406830	0230	10/21/02	193000	1420	0	7	1976	4	9600	N	N	28844 229TH AV SE
6	231000	0240	06/21/01	185000	1420	0	7	1989	3	8549	N	N	22710 SE 273RD ST
6	757420	0120	09/17/01	269950	1440	330	7	1975	4	47480	N	N	29648 235TH AV SE
6	231001	0150	04/25/01	197000	1450	0	7	1990	3	9543	N	N	27444 227TH PL SE
6	231001	0240	11/26/02	209500	1470	0	7	1990	3	7276	N	N	27407 227TH PL SE
6	231001	0290	07/10/01	190000	1470	0	7	1990	3	7094	N	N	27311 227TH PL SE
6	202570	1030	11/09/01	209990	1480	0	7	1992	3	6000	Y	N	28014 230TH AV SE
6	743710	0350	09/19/01	213000	1500	0	7	1992	3	6019	N	N	28149 233RD AV SE
6	679140	0160	12/18/01	179000	1500	0	7	1988	3	13464	N	N	32116 227TH AV SE
6	743710	0720	01/21/02	220000	1520	0	7	1992	3	6409	N	N	28114 234TH AV SE
6	202570	0590	10/24/02	209950	1520	0	7	1992	3	6000	N	N	28022 231ST PL SE
6	743710	0880	11/27/01	204500	1520	0	7	1992	3	6186	N	N	28110 235TH AV SE
6	615180	0300	06/20/02	362000	1530	590	7	1983	3	17004	Y	Y	29276 218TH PL SE
6	231000	0670	03/12/02	207000	1540	0	7	1990	3	7201	N	N	27454 226TH AV SE
6	679140	0500	09/26/01	178000	1560	0	7	1968	4	11968	N	N	22608 SE 322ND ST
6	053800	0240	03/22/02	224000	1580	0	7	1998	3	4782	N	N	27605 238TH PL SE
6	053800	0110	02/15/02	214000	1580	0	7	1998	3	5400	N	N	23807 SE 277TH PL
6	770143	0160	01/12/01	255950	1580	0	7	1994	3	186794	N	N	23101 SE 285TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	255818	0030	04/26/01	190300	1580	0	7	1974	4	20379	N	N	27617 217TH AV SE
6	770143	0150	01/24/01	212000	1580	0	7	1994	3	21816	N	N	23104 SE 285TH ST
6	757400	0100	07/24/02	192950	1600	0	7	1968	4	19998	N	N	22232 SE 304TH ST
6	231003	0370	08/29/02	224000	1600	0	7	1993	3	6687	N	N	27625 220TH CT SE
6	231000	0590	07/11/02	214950	1610	0	7	1990	3	8018	N	N	27413 227TH AV SE
6	743710	0480	09/16/01	217500	1610	0	7	1991	3	6405	N	N	28124 233RD AV SE
6	743710	0480	04/29/02	210000	1610	0	7	1991	3	6405	N	N	28124 233RD AV SE
6	770143	0350	06/11/02	235250	1620	0	7	1994	3	21837	N	N	28502 235TH CT SE
6	231001	0270	10/25/02	210000	1620	0	7	1990	3	7566	N	N	27323 227TH PL SE
6	770143	0180	10/16/01	242900	1620	0	7	1994	3	172694	N	N	23111 SE 285TH ST
6	231000	0370	04/23/01	190000	1620	0	7	1989	3	7209	N	N	22617 SE 273RD ST
6	743710	0630	11/12/01	241500	1630	0	7	1992	3	6000	N	N	28015 234TH AV SE
6	231000	0680	10/21/02	219950	1630	0	7	1990	3	7202	N	N	27462 226TH AV SE
6	406830	0140	07/03/01	192000	1630	0	7	1976	3	10080	N	N	28902 229TH PL SE
6	231003	0020	10/04/01	205000	1630	0	7	1993	3	6128	N	N	27612 221ST AV SE
6	231000	0650	11/15/01	212000	1650	0	7	1990	3	7344	N	N	27442 226TH AV SE
6	406830	0250	07/16/01	201000	1650	0	7	1976	4	10320	N	N	28824 228TH AV SE
6	231003	0200	03/26/01	227000	1650	0	7	1994	3	6419	N	N	22065 SE 277TH ST
6	231003	0220	04/15/02	239950	1670	0	7	1993	3	6438	N	N	22053 SE 277TH ST
6	253880	0180	03/28/01	178000	1670	0	7	1977	4	12747	N	N	28625 228TH PL SE
6	615180	0310	08/23/01	350000	1680	650	7	1947	4	17119	Y	Y	29288 218TH PL SE
6	202570	0230	04/16/02	211000	1690	0	7	1992	3	6603	N	N	28321 229TH AV SE
6	743710	0190	07/11/01	233250	1740	0	7	1994	3	6050	N	N	28007 232ND PL SE
6	743710	0870	10/03/02	243000	1760	0	7	1991	3	8637	N	N	28111 235TH AV SE
6	743710	0850	06/18/01	239950	1760	0	7	1991	3	6976	N	N	28101 235TH AV SE
6	743710	0750	06/03/02	231950	1760	0	7	1992	3	6301	N	N	23406 SE 282ND PL
6	743710	1200	01/28/02	215000	1770	0	7	1991	3	7200	N	N	23405 SE 282ND PL
6	743710	0660	08/24/01	233000	1790	0	7	1992	3	6368	N	N	28004 234TH AV SE
6	743710	0110	04/30/01	218000	1790	0	7	1992	3	5899	N	N	28127 232ND PL SE
6	743710	0900	07/27/01	224950	1800	0	7	1991	3	6426	N	N	28122 235TH AV SE
6	202570	0340	06/20/02	231000	1810	0	7	1992	3	5866	N	N	22931 SE 283RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	202570	1260	06/14/01	210000	1810	0	7	1992	3	6272	N	N	99999 SE 280TH PL
6	743710	0800	10/07/02	231000	1820	0	7	1991	3	6402	N	N	28129 235TH AV SE
6	202570	0530	12/13/01	222000	1830	0	7	1993	3	6000	N	N	28118 231ST PL SE
6	202570	1560	05/13/02	227500	1830	0	7	1994	3	6000	N	N	22814 SE 282ND ST
6	743710	0220	07/13/01	224950	1830	0	7	1993	3	6000	N	N	28008 232ND PL SE
6	202570	0490	01/10/01	197000	1840	0	7	1994	3	6000	N	N	28208 231ST PL SE
6	439220	0310	08/19/02	280000	1860	750	7	1953	4	32670	N	N	22545 SE 304TH PL
6	743710	1080	01/18/02	232000	1860	0	7	1991	3	7788	N	N	28108 236TH AV SE
6	202570	1390	06/27/02	215000	1900	0	7	1992	3	7479	N	N	22901 SE 281ST PL
6	202570	1540	09/10/02	225000	1910	0	7	1994	3	6000	N	N	22826 SE 282ND ST
6	053800	0420	11/06/02	235000	1916	0	7	1998	3	4801	N	N	27607 238TH AV SE
6	202570	0220	10/25/01	236500	1940	0	7	1991	3	6600	N	N	28315 229TH AV SE
6	053800	0120	07/29/02	229000	2018	0	7	1998	3	5400	N	N	23813 SE 277TH PL
6	053800	0430	04/09/01	223200	2018	0	7	1998	3	4698	N	N	27613 238TH AV SE
6	053800	0170	03/23/01	225000	2018	0	7	1999	3	5718	N	N	27654 238TH PL SE
6	053800	0290	06/19/02	233500	2066	0	7	1999	3	4709	N	N	27635 238TH PL SE
6	053800	0390	11/15/01	227000	2066	0	7	1999	3	4698	N	N	27620 238TH AV SE
6	053800	0400	08/10/01	229950	2089	0	7	1998	3	4698	N	N	27614 238TH AV SE
6	053800	0450	02/23/01	218000	2089	0	7	1998	3	4698	N	N	27625 238TH AV SE
6	439220	0215	06/04/01	200000	2160	0	7	1961	4	21480	N	N	30614 224TH AV SE
6	053800	0480	03/04/02	232500	2228	0	7	1998	3	4698	N	N	27643 238TH AV SE
6	053800	0590	07/10/01	225000	2228	0	7	1998	3	4843	N	N	27604 237TH PL SE
6	032106	9031	07/26/02	475000	2320	240	7	1985	3	10890	Y	Y	30051 232ND PL SE
6	615180	0445	02/16/01	534600	3440	0	7	1942	5	48295	Y	Y	22464 SE 296TH ST
6	757420	0140	06/01/01	249950	1560	560	8	1977	4	47916	N	N	29620 235TH AV SE
6	231004	0290	11/04/02	265000	1600	450	8	1999	3	7574	N	N	27919 226TH CT SE
6	615180	0235	04/05/02	445230	1620	1200	8	1977	4	25120	Y	Y	29116 218TH AV SE
6	770143	0140	07/02/01	279900	1660	0	8	1994	3	21804	N	N	23112 SE 285TH ST
6	231004	0100	09/17/01	240000	1660	510	8	1999	3	5724	N	N	22528 SE 279TH ST
6	770143	0280	08/20/01	228950	1700	0	8	1994	3	25382	N	N	23421 SE 285TH ST
6	102106	9027	08/09/02	275999	1710	0	8	1997	3	40020	N	N	22936 SE 312TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	231004	0390	04/23/01	243600	1730	0	8	1998	3	6575	N	N	27929 227TH CT SE
6	928380	0215	04/17/02	319000	2050	0	8	1978	4	12805	Y	Y	29810 224TH AV SE
6	757420	0040	08/21/01	274950	2120	0	8	1977	4	66646	N	N	23215 SE 298TH ST
6	928380	0007	08/27/02	245000	2130	0	8	1975	3	21750	N	N	29723 226TH AV SE
6	231002	0120	11/15/01	242000	2140	0	8	1995	3	7420	N	N	22753 SE 277TH PL
6	162106	9036	08/27/01	248500	2170	0	8	1979	3	81457	N	N	22512 SE AUBURN-BLACK DIAMOND RD
6	231004	0090	07/23/01	258000	2220	0	8	1999	3	5858	N	N	22602 S 279TH ST
6	231004	0060	07/22/02	271500	2260	0	8	1999	3	6473	N	N	22620 S 279TH ST
6	231004	0080	09/09/01	252900	2260	0	8	1999	3	6041	N	N	22608 S 279TH ST
6	231004	0030	03/19/02	250000	2260	0	8	1999	3	6910	N	N	22700 S 279TH ST
6	615180	0456	05/29/02	540000	2380	0	8	1991	3	22330	Y	Y	22468 SE 296TH ST
6	042106	9071	07/24/01	439950	2780	0	8	1990	3	91476	N	N	22120 SE 303RD PL
6	615180	0130	11/06/01	385000	3100	0	8	1978	4	14872	Y	Y	29017 220TH PL SE
6	102106	9019	04/23/01	625000	1750	1700	9	1977	4	27054	Y	Y	30515 234TH AV SE
6	439220	0075	01/07/02	450000	1790	610	9	1991	3	13800	N	Y	30409 227TH PL SE
6	289631	0050	09/13/01	389000	2710	0	9	1998	3	30885	N	N	23426 SE 289TH ST
6	289631	0080	06/26/01	392500	2820	0	9	1998	3	27581	N	N	28944 234TH AV SE
6	684200	0010	06/19/02	479000	3180	0	9	2000	3	27155	N	N	23021 SE 291ST ST
6	615180	0280	05/22/01	465000	3506	0	9	1988	3	16589	Y	Y	29252 218TH PL SE
6	032106	9080	07/17/02	460000	3540	0	9	1999	3	47916	N	N	29118 236TH AV SE
7	142106	9049	04/27/01	108000	760	0	5	1918	5	5227	N	N	32721 COMMISSION AV
7	084400	1155	05/16/01	135000	840	0	5	1906	5	4725	N	N	25802 LAWSON ST
7	084400	1125	03/23/01	126250	860	0	5	1906	4	7500	N	N	25716 LAWSON ST
7	302207	9021	11/04/02	192000	970	0	5	1916	5	237838	N	N	25828 LANDSBURG RD SE
7	362206	9046	08/20/01	139000	1000	0	5	1920	5	9650	N	N	26808 SE RAVENSDALE WY
7	729950	0200	05/15/02	158000	840	0	6	1994	3	12252	N	N	32816 HYDE AV
7	252206	9024	01/02/01	130000	850	0	6	1966	3	23760	N	N	27422 SE 271ST ST
7	729950	0240	06/24/01	154000	1010	0	6	1994	3	9601	N	N	24741 MASON ST
7	729950	0230	09/17/01	149000	1010	0	6	1994	3	9600	N	N	32806 HYDE AV
7	202650	0030	02/07/02	149480	1060	0	6	1986	3	9600	N	N	24410 TERRACE PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	729950	0080	03/21/02	161500	1120	0	6	1995	3	9600	N	N	24716 MASON ST
7	729950	0150	03/20/02	161500	1120	0	6	1994	3	12602	N	N	32809 HYDE AV
7	084400	0590	03/25/02	200500	1330	300	6	1938	5	31725	N	N	32801 COMMISSION AV
7	252206	9027	07/23/01	161200	1340	0	6	1961	4	20250	N	N	27332 SE 271ST ST
7	084400	0070	07/11/02	175000	1530	0	6	1967	3	6420	N	N	25230 PARK ST
7	362206	9037	02/23/01	158000	1540	0	6	1920	5	7654	N	N	26741 SE RAVENSDALE PL
7	084400	1015	10/18/01	186000	1560	0	6	1977	3	10220	Y	N	32400 HAMMOND PL
7	302207	9020	08/08/01	304000	1600	0	6	1938	5	517493	Y	N	26305 LANDSBURG RD SE
7	084400	1361	05/11/01	154000	1960	0	6	1990	3	8208	N	N	32800 3RD AV
7	142106	9056	10/30/01	185500	950	0	7	1969	4	56628	N	N	32326 HAMMOND PL
7	810000	0030	07/08/02	192000	1070	0	7	1996	3	7200	N	N	32114 SUNNY LN
7	810000	0060	08/27/02	185000	1070	0	7	1994	3	7200	N	N	32206 SUNNY LN
7	202575	0040	09/25/02	175000	1070	0	7	1996	3	10318	N	N	32210 UNION DR
7	142106	9202	10/17/02	187000	1100	0	7	1998	3	13271	N	N	24615 ROBERTS DR
7	084400	0310	07/22/02	160000	1130	730	7	1958	3	8611	N	N	32420 2ND AV
7	810000	0040	07/18/02	209995	1180	260	7	1994	3	7200	N	N	32116 SUNNY LN
7	810000	0130	08/07/02	187000	1190	0	7	1995	3	7341	N	N	32211 SUNNY LN
7	563600	0400	07/05/02	189000	1250	0	7	1994	3	10122	N	N	25506 KANASKET DR
7	202560	0070	04/11/02	214600	1290	320	7	1990	3	11044	N	N	25001 SUMMIT DR
7	202560	0070	04/04/01	204000	1290	320	7	1990	3	11044	N	N	25001 SUMMIT DR
7	202560	0080	09/20/01	202950	1290	0	7	1990	3	9040	N	N	30411 BLAINE AV
7	563601	0140	06/21/01	209000	1290	370	7	1997	3	10823	N	N	30416 CUMBERLAND DR
7	142106	9097	07/26/02	193000	1300	0	7	1954	4	19166	Y	N	24700 MORGAN ST
7	202560	0090	10/23/02	213000	1330	0	7	1990	3	7211	N	N	30409 BLAINE AV
7	202560	0240	01/24/02	190000	1430	0	7	1990	3	7200	N	N	30405 KUMMER AV
7	423340	0410	06/25/01	192000	1430	0	7	1994	3	9698	N	N	32511 MC KAY LN
7	289140	0050	06/10/02	265000	1460	0	7	1967	4	114127	N	N	25267 SE 356TH ST
7	142106	9153	04/18/02	210000	1460	0	7	2000	3	24800	N	N	32625 ABRAMS AV
7	142106	9153	07/11/01	207000	1460	0	7	2000	3	24800	N	N	32625 ABRAMS AV
7	084400	0186	09/25/01	182950	1460	0	7	1996	3	7500	N	N	32229 5TH AV
7	563601	0280	04/26/01	218750	1480	0	7	1996	3	9743	N	N	25508 CUMBERLAND WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	563600	0240	03/21/01	203500	1480	0	7	1995	3	9932	N	N	25309 CUMBERLAND PL
7	202560	0030	02/21/01	194500	1500	0	7	1990	3	7200	N	N	25009 SUMMIT DR
7	202560	0180	08/21/01	196700	1510	0	7	1990	3	7221	N	N	30400 KUMMER AV
7	563600	0260	03/28/02	198500	1530	0	7	1995	3	10090	N	N	25317 CUMBERLAND PL
7	202560	0120	04/12/01	189000	1550	0	7	1990	3	7227	N	N	30403 BLAINE AV
7	563601	0720	06/21/01	200000	1560	0	7	1998	3	10514	N	N	30518 SELLECK PL
7	563600	0190	07/16/01	219950	1570	0	7	1994	3	9884	N	N	25206 CUMBERLAND PL
7	563600	0370	05/29/01	217000	1570	0	7	1994	3	13087	N	N	25513 KANASKET DR
7	084400	0205	08/08/02	189950	1580	0	7	1994	3	7602	N	N	32329 5TH AV
7	563601	0370	05/24/01	217400	1590	0	7	1996	3	9427	N	N	25421 PALMER PL
7	563601	0180	03/15/01	239000	1590	560	7	1997	3	9860	N	N	25716 CUMBERLAND WY
7	423340	0320	03/07/02	196600	1640	0	7	1993	3	10052	N	N	32602 NEWCASTLE DR
7	423340	0310	07/26/01	189900	1660	0	7	1994	3	9645	N	N	32600 NEWCASTLE DR
7	510451	0070	07/02/02	226710	1689	0	7	2002	3	5175	N	N	27477 245TH AV SE
7	510451	0410	08/06/02	224490	1689	0	7	2002	3	3983	N	N	27448 245TH AV SE
7	084040	0040	06/17/02	229990	1690	0	7	1997	3	7202	N	N	32337 LYNCH LN
7	232106	9027	11/30/01	272000	1720	0	7	1978	4	87120	N	N	34810 257TH AV SE
7	564360	0215	12/04/01	180000	1760	0	7	2001	3	8960	N	N	32503 UNION DR
7	563600	0090	07/16/01	250000	1800	0	7	1997	3	14003	N	N	25202 KANASKET DR
7	563601	0610	05/16/02	249000	1800	0	7	1997	3	9940	N	N	25611 CUMBERLAND WY
7	423340	0180	06/26/01	198950	1810	0	7	1995	3	9683	N	N	32404 NEWCASTLE DR
7	510451	0400	08/20/02	244908	1827	0	7	2002	3	3879	N	N	27440 245TH AV SE
7	510451	0060	06/25/02	243796	1827	0	7	2002	3	5331	N	N	27455 245TH AV SE
7	510451	0090	07/29/02	242310	1827	0	7	2002	3	5175	N	N	27431 245TH AV SE
7	510451	0080	07/10/02	238638	1827	0	7	2002	3	5175	N	N	27439 245TH AV SE
7	510451	0420	06/24/02	238490	1827	0	7	2002	3	5326	N	N	27456 245TH AV SE
7	423340	0450	05/21/02	185000	1840	0	7	1994	3	9671	N	N	32503 MC KAY LN
7	423340	0220	04/24/01	201000	1850	0	7	1994	3	9949	N	N	32412 NEWCASTLE DR
7	563600	0320	06/29/01	264000	1870	970	7	1995	3	10914	N	N	25415 KANASKET DR
7	563600	0280	03/26/02	265000	1880	0	7	1994	3	11055	N	N	25401 KANASKET DR
7	563600	0120	09/18/01	229000	1900	0	7	1997	3	11028	N	N	25209 KANASKET DR

**Improved Sales Used in this Annual Update Analysis  
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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Yr Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	563601	0780	01/09/01	229500	1970	0	7	1997	3	10099	N	N	30513 SELLECK PL
7	302207	9069	02/19/02	310000	1990	0	7	1990	3	104544	N	N	29004 SE 262ND ST
7	346340	0150	11/16/01	260000	2170	0	7	1984	3	40517	N	N	22707 SE 329TH ST
7	563601	0490	08/14/02	270000	2260	0	7	1996	3	11251	N	N	25403 CUMBERLAND WY
7	563601	0350	03/23/01	237990	2300	0	7	1998	3	10109	N	N	25404 CUMBERLAND WY
7	563601	0150	10/31/02	292500	2960	0	7	1998	3	11163	N	N	25814 CUMBERLAND WY
7	563601	0800	08/13/02	290000	3020	0	7	1997	3	9744	N	N	30521 SELLECK PL
7	302207	9002	04/09/01	418000	1960	0	8	1999	3	211702	Y	N	28705 SE 258TH ST
7	510451	0970	07/24/02	285511	1999	0	8	2002	3	6301	N	N	27344 MAPLE RIDGE WY SE
7	510451	0930	07/11/02	268393	1999	0	8	2002	3	5998	N	N	27333 MAPLE RIDGE WY SE
7	346340	0080	08/01/02	292900	2030	0	8	1992	3	41295	N	N	22415 SE 329TH ST
7	346340	0090	11/08/02	280000	2220	0	8	1991	3	42905	N	N	22421 SE 329TH ST
7	302207	9049	11/19/02	493000	2390	0	8	1987	3	206474	Y	N	26032 292ND AV SE
7	510451	0960	07/09/02	311000	2430	0	8	2002	3	6393	N	N	27336 MAPLE RIDGE WY SE
7	510451	0950	07/02/02	310174	2430	0	8	2002	3	6647	N	N	27328 MAPLE RIDGE WY SE
7	510451	0920	07/26/02	304490	2430	0	8	2002	3	5692	N	N	27341 MAPLE RIDGE WY SE
7	510451	0940	07/30/02	304313	2430	0	8	2002	3	6482	N	N	27325 MAPLE RIDGE WY SE
7	510451	1590	07/16/02	354879	2802	0	8	2002	3	9764	N	N	24729 SE 276TH PL
7	302207	9094	05/15/02	450668	3320	0	8	2001	3	244807	N	N	26513 292ND AV SE
7	510451	1200	07/26/02	364082	3615	0	8	2002	3	8225	N	N	24720 SE 276TH PL
7	510451	1210	07/10/02	348990	3615	0	8	2002	3	6800	N	N	24728 SE 276TH PL
7	302207	9078	07/13/01	499950	2640	0	9	2001	3	240451	N	N	27625 SE 268TH ST
7	302207	9087	02/12/02	574950	3400	0	9	2001	3	247421	N	N	27728 SE 268TH ST
7	302207	9088	05/23/01	549950	3400	0	9	2001	3	217800	N	N	27708 SE 268TH ST
7	289140	0060	06/21/02	331950	2050	0	10	1999	3	75794	Y	N	25255 SE 356TH ST
7	302207	9061	09/04/01	650000	3350	0	10	1986	3	217800	N	N	28115 SE 260TH ST

**Improved Sales Removed from this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012206	9010	6/24/2002	452000	DIAGNOSTIC OUTLIER
1	012206	9107	1/11/2002	57314	PARTIAL INTEREST; RELATED PARTY
1	012206	9107	10/2/2001	57314	RELATED PARTY, DOR RATIO
1	022206	9075	10/24/2001	241000	GOVERNMENT AGENCY
1	052207	9044	9/12/2002	350000	DIAGNOSTIC OUTLIER
1	052207	9068	9/16/2002	379000	IMP COUNT > THAN ONE
1	062207	9001	10/16/2002	350950	PERS MOBILE HOME
1	062207	9106	7/25/2002	400000	OPEN SPACE
1	062207	9125	10/25/2001	2100000	STATISTICAL OUTLIER
1	070570	0420	10/8/2001	48618	RELATED PARTY, DOR RATIO
1	070570	0600	10/20/2001	242200	RELOCATION - SALE BY SERVICE
1	070570	0600	10/20/2001	242200	RELOCATION - SALE TO SERVICE
1	070571	0390	6/3/2002	44497	DOR RATIO
1	070571	0390	12/31/2001	45719	QUIT CLAIM DEED; RELATED PARTY, DOR RATIO
1	070571	0440	6/8/2002	243500	RELOCATION - SALE BY SERVICE
1	070571	0440	5/8/2002	243500	RELOCATION - SALE TO SERVICE
1	072207	9031	4/30/2002	198000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	082207	9024	6/10/2002	109761	QUIT CLAIM DEED; RELATED PARTY, DOR RATIO
1	082207	9036	11/1/2001	58679	DOR RATIO
1	092206	9078	5/24/2002	160000	DIAGNOSTIC OUTLIER
1	102206	9066	10/7/2002	153500	DIAGNOSTIC OUTLIER
1	112206	9002	5/13/2002	320000	ESTATE ADMINIS TRATOR
1	112206	9019	8/22/2001	675000	STATISTICAL OUTLIER
1	112206	9033	9/25/2002	70000	DOR RATIO
1	112206	9033	9/24/2002	70000	DOR RATIO
1	112206	9033	9/25/2002	35000	DOR RATIO
1	112206	9075	8/21/2001	39700	QUIT CLAIM DEED, DOR RATIO
1	112206	9099	3/27/2001	810000	DIAGNOSTIC OUTLIER
1	112206	9201	6/11/2001	98963	DOR RATIO
1	122206	9143	3/30/2001	139280	RELATED PARTY DOR RATIO
1	122206	9161	5/21/2001	300000	DIAGNOSTIC OUTLIER
1	132206	9002	8/7/2001	500000	DIAGNOSTIC OUTLIER
1	146540	0048	3/1/2002	180000	DOR RATIO
1	146740	0010	7/18/2002	350000	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	152206	9051	5/7/2001	45000	%NET COND, DOR RATIO
1	152206	9051	3/12/2001	30000	STATEMENT TO DOR, %NET COND, DOR RATIO
1	156091	0120	8/1/2002	340000	DIAGNOSTIC OUTLIER
1	156093	0423	2/17/2001	312500	RELOCATION - SALE BY SERVICE
1	156093	0423	1/23/2001	312500	RELOCATION - SALE TO SERVICE
1	208520	0261	8/2/2002	245000	DIAGNOSTIC OUTLIER
1	208520	0340	7/15/2002	115000	DIAGNOSTIC OUTLIER
1	208520	0515	3/27/2002	125000	DIAGNOSTIC OUTLIER
1	208520	0595	11/26/2001	240000	STATEMENT TO DOR
1	222206	9034	5/9/2002	237000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	222206	9039	7/23/2002	265000	IMP COUNT > THAN ONE

**Improved Sales Removed from this Annual Update Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	222206	9039	6/13/2001	220000	IMP COUNT > THAN ONE
1	222206	9104	2/1/2002	309950	%COMPLETE
1	232206	9042	9/6/2002	140000	DIAGNOSTIC OUTLIER
1	232206	9150	7/16/2001	269000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	259172	0040	10/28/2002	116845	DOR RATIO
1	362307	9014	9/13/2002	437000	DIAGNOSTIC OUTLIER
1	362307	9021	11/18/2002	299000	IMP COUNT > THAN ONE
1	362307	9037	2/16/2001	48669	RELATED PARTY, DOR RATIO
1	439600	0060	8/22/2001	209500	RELOCATION - SALE BY SERVICE
1	439600	0060	4/4/2001	212500	RELOCATION - SALE TO SERVICE
1	439600	0400	3/11/2002	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	439600	0470	2/8/2001	34000	DOR RATIO
1	512621	0260	3/25/2001	441000	RELOCATION - SALE BY SERVICE
1	512621	0260	5/15/2001	443000	RELOCATION - SALE TO SERVICE
1	732635	0080	12/21/2001	460000	RELOCATION - SALE BY SERVICE
1	732635	0080	9/25/2001	460000	RELOCATION - SALE TO SERVICE
1	803400	0115	10/9/2001	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	858850	0010	11/20/2002	130000	DIAGNOSTIC OUTLIER
1	858850	0250	5/22/2002	30000	ESTATE ADMINISTRATOR
1	885695	0120	11/26/2001	219800	RELOCATION - SALE BY SERVICE
1	885695	0120	8/18/2001	219800	RELOCATION - SALE TO SERVICE
1	885696	0080	7/29/2001	85000	RELATED PARTY, DOR RATIO
1	885696	0390	11/21/2001	225000	RELOCATION - SALE BY SERVICE
1	885696	0390	9/24/2001	225000	RELOCATION - SALE TO SERVICE
1	885697	0310	10/22/2002	213900	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885697	0320	11/4/2002	214900	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885697	0560	2/1/2002	223050	RELOCATION - SALE BY SERVICE
1	885697	0560	2/1/2002	223050	RELOCATION - SALE TO SERVICE
1	885697	0640	10/24/2001	255000	RELOCATION - SALE BY SERVICE
1	885697	0640	10/16/2001	255000	RELOCATION - SALE TO SERVICE
1	885697	0850	10/21/2002	269900	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885697	0870	9/19/2002	269800	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885697	1020	11/22/2002	213900	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885697	1070	3/6/2002	176600	DIAGNOSTIC OUTLIER
1	885764	0080	10/1/2002	363062	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885764	0080	7/19/2002	232195	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885764	0190	11/19/2001	92500	DOR RATIO
1	885764	0710	10/25/2001	279500	DIAGNOSTIC OUTLIER
1	885764	0760	11/21/2002	335000	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
1	885764	0820	7/1/2002	337950	DIAGNOSTIC OUTLIER
1	885764	0950	4/4/2001	90000	DOR RATIO
1	940715	0390	7/16/2001	185000	1031 TRADE; AND OTHER WARNINGS
6	032106	9009	10/2/2001	90000	DOR RATIO
6	092106	9055	11/25/2002	635000	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
6	092106	9055	8/31/2001	138000	%COMPLETE, DOR RATIO

**Improved Sales Removed from this Annual Update Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	153100	0050	9/16/2002	449885	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
6	153100	0050	5/9/2002	122500	%COMPLETE, DOR RATIO
6	153100	0070	10/17/2002	488500	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
6	162106	9019	1/24/2001	50000	TIMBER AND FOREST LAND, DOR RATIO
6	202570	0140	2/25/2002	150000	GOVERNMENT AGENCY
6	202570	0420	4/30/2001	193000	UNFIN AREA
6	231000	0570	3/14/2001	191000	RELOCATION - SALE BY SERVICE
6	231000	0570	2/23/2001	190000	RELOCATION - SALE TO SERVICE
6	231010	0270	10/25/2002	286656	%COMPLETE
6	231010	0280	11/7/2002	291051	%COMPLETE
6	253880	0230	11/5/2002	192500	ACTIVE PERMIT BEFORE SALE>25K
6	289630	0170	10/26/2001	67278	QUIT CLAIM DEED, DOR RATIO
6	289630	0280	4/20/2001	474000	DIAGNOSTIC OUTLIER
6	289631	0010	3/6/2002	312000	DIAGNOSTIC OUTLIER
6	332206	9089	9/5/2002	500000	DIAGNOSTIC OUTLIER
6	342206	9025	3/29/2002	344950	GOVERNMENT AGENCY
6	342206	9059	8/27/2002	615000	MULTIPARCEL SALE
6	406830	0020	2/15/2001	71051	QUIT CLAIM DEED, DOR RATIO
6	406900	0090	7/25/2001	211500	DIAGNOSTIC OUTLIER
6	439220	0080	5/8/2002	555000	DIAGNOSTIC OUTLIER
6	615180	0243	6/14/2001	350000	DIAGNOSTIC OUTLIER
6	615180	0305	8/24/2001	248000	PREVIOUS IMP<=10K
6	615180	0495	9/12/2001	70000	DOR RATIO
6	615180	0495	6/2/2001	9400	DOR RATIO
6	615180	0515	11/29/2001	337500	SALE BY RELOCATION
6	615180	0515	11/23/2001	337500	SALE TO RELOCATION
6	615180	0576	8/30/2001	75921	DOR RATIO
6	615180	0585	3/25/2002	110000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	679140	0670	12/3/2001	16700	STATEMENT TO DOR DORRatio
6	681796	0110	3/18/2002	330500	DIAGNOSTIC OUTLIER
6	743710	0060	3/7/2001	214000	RELOCATION - SALE BY SERVICE
6	743710	0060	3/7/2001	214000	RELOCATION - SALE TO SERVICE
6	743710	0570	4/24/2002	239000	RELOCATION - SALE BY SERVICE
6	743710	0570	5/6/2002	239000	RELOCATION - SALE TO SERVICE
6	928380	0220	1/4/2002	200000	ESTATE ADMINISTRATOR
6	928380	0285	7/23/2001	190000	%COMPLETE, DOR RATIO
6	928380	0370	3/5/2001	310000	ESTATE ADMINISTRATOR
7	084400	0041	1/12/2001	129000	DIAGNOSTIC OUTLIER
7	084400	0065	6/1/2001	117347	EXEMPT FROM EXCISE TAX
7	084400	0065	10/17/2001	117347	GOVERNMENT AGENCY
7	084400	0075	8/27/2001	110000	ESTATE ADMINISTRATOR
7	084400	0160	4/12/2002	97000	FORCLOSURE
7	084400	0280	9/11/2001	128000	DIAGNOSTIC OUTLIER
7	084400	0520	5/31/2002	235200	OBSOLESCENCE
7	132106	9026	3/1/2001	118000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	142106	9033	2/9/2001	85000	DIAGNOSTIC OUTLIER
7	142106	9042	9/17/2002	230000	DIAGNOSTIC OUTLIER
7	142106	9081	4/5/2001	111000	ESTATE ADMINISTRATOR
7	142106	9094	7/9/2001	99500	DIAGNOSTIC OUTLIER
7	142106	9115	10/9/2002	230000	DIAGNOSTIC OUTLIER
7	142106	9115	5/18/2001	54000	STATEMENT TO DOR DORRatio
7	142106	9127	6/5/2002	71000	DIAGNOSTIC OUTLIER
7	142106	9159	5/24/2001	335000	UNFIN AREA
7	202550	0080	12/14/2001	270000	RELOCATION - SALE BY SERVICE
7	202550	0080	8/3/2001	270000	RELOCATION - SALE TO SERVICE
7	232106	9016	7/25/2001	26573	DOR RATIO
7	252206	9116	10/25/2001	165000	DIAGNOSTIC OUTLIER
7	252206	9116	7/11/2001	150000	DIAGNOSTIC OUTLIER
7	262106	9027	5/7/2002	451050	RELOCATION - SALE BY SERVICE
7	262106	9027	9/24/2001	451050	RELOCATION - SALE TO SERVICE
7	302207	9057	6/20/2002	362500	DIAGNOSTIC OUTLIER
7	302207	9079	9/1/2001	619847	DIAGNOSTIC OUTLIER
7	302207	9086	11/22/2002	740000	%COMPLETE,ACTIVE PERMIT BEFORE SALE >25K
7	346340	0240	2/27/2001	279995	RELOCATION - SALE BY SERVICE, OBSOL
7	346340	0240	2/20/2001	279995	RELOCATION - SALE TO SERVICE, OBSOL
7	346340	0280	9/24/2002	287500	OBSOLESCENCE
7	346340	0320	8/22/2001	263200	RELOCATION - SALE BY SERVICE, OBSOL
7	346340	0320	8/20/2001	263200	RELOCATION - SALE TO SERVICE, OBSOL
7	362206	9040	3/18/2002	5520	DOR RATIO
7	362206	9046	2/15/2001	74000	QUESTIONABLE PER SALES IDENTIFICATION
7	362206	9055	6/12/2001	85900	DIAGNOSTIC OUTLIER
7	362206	9062	2/24/2002	75000	PREVIOUS IMP<=10K
7	408080	0015	4/25/2001	46000	PREVIOUS IMP<=10K
7	408080	0145	12/26/2001	135000	DIAGNOSTIC OUTLIER
7	423340	0040	1/8/2001	168000	DIAGNOSTIC OUTLIER
7	423340	0270	11/11/2002	86588	DOR RATIO
7	423340	0450	2/15/2002	216916	EXEMPT FROM EXCISE TAX
7	423340	0470	4/27/2001	65000	DOR RATIO
7	510451	0100	8/6/2002	225029	%COMPLETE
7	510451	0110	8/9/2002	242634	%COMPLETE, PREV IMP<=10K, DOR RATIO
7	510451	0120	9/10/2002	229490	%COMPLETE
7	510451	0320	9/24/2002	242731	%COMPLETE
7	510451	0340	9/10/2002	248889	%COMPLETE
7	510451	0350	9/27/2002	246789	%COMPLETE
7	510451	0360	9/16/2002	227856	%COMPLETE
7	510451	0370	9/19/2002	233170	%COMPLETE
7	510451	0380	11/20/2002	226490	%COMPLETE
7	510451	0390	8/22/2002	242090	%COMPLETE
7	510451	0860	10/23/2002	304490	%COMPLETE
7	510451	0870	9/17/2002	274985	%COMPLETE

**Improved Sales Removed from this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	510451	0880	9/24/2002	298490	%COMPLETE
7	510451	0890	8/26/2002	270813	%COMPLETE
7	510451	0900	8/13/2002	259990	%COMPLETE
7	510451	0910	8/8/2002	285990	%COMPLETE
7	510451	0980	8/14/2002	303490	%COMPLETE
7	510451	0990	8/26/2002	303934	%COMPLETE
7	510451	1000	9/10/2002	280490	%COMPLETE
7	510451	1010	9/13/2002	303328	%COMPLETE
7	510451	1020	9/24/2002	311046	%COMPLETE
7	510451	1030	10/8/2002	308807	%COMPLETE
7	510451	1030	11/20/2002	243539	%COMPLETE
7	510451	1190	8/9/2002	331110	%COMPLETE
7	510451	1220	11/15/2002	340990	%COMPLETE
7	510451	1230	10/29/2002	401995	%COMPLETE
7	510451	1540	9/21/2002	390689	%COMPLETE
7	510451	1550	9/13/2002	370084	%COMPLETE
7	510451	1560	9/18/2002	346403	%COMPLETE
7	510451	1570	9/27/2002	387833	%COMPLETE
7	510451	1580	9/4/2002	337343	%COMPLETE
7	510451	1600	8/15/2002	343734	%COMPLETE
7	510451	1610	9/11/2002	389354	%COMPLETE
7	510451	1620	9/6/2002	367065	%COMPLETE
7	510451	1630	10/9/2002	343268	%COMPLETE
7	510451	1640	9/6/2002	400000	%COMPLETE
7	510451	1650	10/25/2002	380383	%COMPLETE
7	563600	0130	1/28/2002	229950	RELOCATION - SALE BY SERVICE
7	563600	0130	11/30/2001	231000	RELOCATION - SALE TO SERVICE
7	563600	0440	2/21/2001	89897	QUIT CLAIM DEED; DOR RATIO
7	563600	0470	7/17/2001	214900	BANKRUPTCY - RECEIVER OR TRUSTEE
7	563601	0240	2/21/2001	224000	ESTATE ADMINISTRATOR
7	563601	0420	2/12/2001	192900	%COMPLETE
7	563601	0460	4/19/2001	245000	%COMPLETE
7	563601	0470	8/1/2002	280500	%COMPLETE
7	563601	0690	12/23/2001	282000	%COMPLETE
7	564360	0070	7/25/2002	212000	DIAGNOSTIC OUTLIER
7	564360	0095	5/30/2001	161000	QUESTIONABLE PER SALES IDENTIFICATION
7	564360	0110	9/4/2001	99377	MOBILE HOME, DOR RATIO
7	564360	0215	4/18/2001	110000	IMP.CHARACTERISTIC CHANGE SINCE SALE
7	884740	0075	6/4/2001	90000	DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis  
Area 57**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	052207	9070	07/10/01	97000	47480	N	N
1	072207	9029	10/31/02	181000	220504	N	N
1	112206	9124	04/16/02	125000	89733	N	N
1	132206	9130	06/28/01	200000	236530	N	N
1	152206	9112	08/23/02	140000	226512	N	N
1	232206	9117	07/15/02	115000	80150	N	N
1	242206	9073	04/26/01	111000	108464	N	N
1	242206	9111	04/20/01	160000	207345	N	N
1	667900	1390	06/24/02	88000	7133	N	N
1	885764	0210	08/12/02	120000	10179	N	N
1	885764	0250	03/19/02	92500	11278	N	N
1	885764	0300	08/07/02	95000	7563	N	N
6	092106	9056	06/21/02	155000	225640	N	N
6	153100	0020	10/10/02	156000	44576	N	N
6	153100	0060	08/19/02	156000	40863	N	N
6	153100	0070	01/07/02	135000	37829	N	N
6	153100	0080	01/16/02	145000	37940	N	N
6	153100	0110	01/07/02	132500	39750	N	N
6	332206	9104	06/26/01	115000	54014	N	N
6	928380	0290	05/29/01	285000	22464	Y	Y
7	072107	9001	11/06/01	185000	954835	Y	N
7	072107	9042	05/08/02	245000	749232	Y	N
7	072107	9043	04/05/01	180000	871200	Y	N
7	289140	0180	07/01/02	59000	79279	N	N
7	289140	0460	01/09/01	80000	74487	N	N
7	302207	9027	06/18/01	76500	136778	N	N
7	302207	9035	02/12/01	135000	212573	N	N
7	302207	9042	04/09/01	145000	221720	Y	N
7	302207	9083	10/29/02	221000	229997	N	N
7	302207	9089	06/27/01	87000	332798	N	N
7	302207	9094	09/26/01	132000	244807	N	N
7	312207	9106	05/30/01	125000	244372	N	N
7	884740	0035	05/18/01	70000	211266	N	N
7	884740	0105	01/29/01	125000	216493	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022206	9039	02/28/02	7900	GOVERNMENT AGENCY
1	022206	9088	01/29/02	22000	NON-REPRESENTATIVE
1	072207	9022	03/14/01	53866	QUIT CLAIM DEED; RELATED PARTY
1	112206	9038	08/08/01	3800	DOR RATIO
1	112206	9124	04/16/02	125000	1031 TRADE;
1	132206	9060	04/20/01	112000	CORPORATE AFFILIATES; QUIT CLAIM DEED
1	142206	9047	11/15/02	315000	NON-REPRESENTATIVE
1	152206	9052	03/28/02	25000	QUIT CLAIM DEED;
1	152206	9117	10/29/02	1350000	SEG\MERGE
1	162206	9079	07/31/02	630	DOR RATIO
1	208520	0525	12/18/01	10000	QUIT CLAIM DEED;
1	208520	0535	12/17/01	10000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	232206	9067	12/12/01	13110	QUIT CLAIM DEED; RELATED PARTY
1	242206	9038	04/20/01	179000	GOVERNMENT AGENCY;
1	242206	9107	09/25/02	55000	DOR RATIO
1	312308	9027	12/20/01	35000	ESTATE ADMINISTRATOR
1	322307	9014	08/23/01	160000	ESTATE ADMINISTRATOR, GOV AGENCY
1	667900	0040	10/09/02	2601300	DOR RATIO
1	667900	0060	07/08/02	3520000	DOR RATIO
1	667900	0120	09/01/02	243936	SOLD AS IMPROVED
1	667900	0130	09/03/02	200452	SOLD AS IMPROVED
1	667900	0140	07/23/02	201047	SOLD AS IMPROVED
1	667900	0150	09/17/02	186937	SOLD AS IMPROVED
1	667900	0160	07/27/02	207169	SOLD AS IMPROVED
1	667900	0170	08/16/02	213494	SOLD AS IMPROVED
1	667900	0180	08/19/02	204513	SOLD AS IMPROVED
1	667900	0190	08/28/02	188860	SOLD AS IMPROVED
1	667900	0200	08/01/02	199065	SOLD AS IMPROVED
1	667900	0210	08/19/02	196302	SOLD AS IMPROVED
1	667900	0220	08/02/02	245135	SOLD AS IMPROVED
1	667900	0230	08/06/02	228756	SOLD AS IMPROVED
1	667900	0240	08/15/02	202238	SOLD AS IMPROVED
1	667900	0250	08/06/02	216298	SOLD AS IMPROVED
1	667900	0260	09/25/02	231474	SOLD AS IMPROVED
1	667900	0280	10/16/02	191745	SOLD AS IMPROVED
1	667900	0290	09/11/02	199886	SOLD AS IMPROVED
1	667900	0300	09/25/02	251359	SOLD AS IMPROVED
1	667900	0320	10/21/02	194551	SOLD AS IMPROVED
1	667900	0330	10/04/02	207630	SOLD AS IMPROVED
1	667900	0450	10/09/02	205043	SOLD AS IMPROVED
1	667900	0480	11/06/02	247645	SOLD AS IMPROVED
1	667900	0490	10/23/02	218900	SOLD AS IMPROVED
1	667900	0500	11/15/02	214540	SOLD AS IMPROVED
1	667900	0510	10/31/02	209757	SOLD AS IMPROVED
1	667900	0530	11/19/02	211250	SOLD AS IMPROVED
1	667900	0550	11/06/02	234554	SOLD AS IMPROVED
1	885764	0180	08/12/02	335000	DOR RATIO
1	885764	0220	08/12/02	215000	MULTI PARCEL

**Vacant Sales Removed from this Annual Update Analysis  
Area 57**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	885764	0710	03/28/01	30000	DOR RATIO
6	332206	9048	01/24/02	52000	GOVERNMENT AGENCY;
6	332206	9069	10/04/02	121536	DOR RATIO
6	332206	9081	07/31/01	78900	GOVERNMENT AGENCY;
6	342206	9002	09/05/01	310000	GOVERNMENT AGENCY;
6	342206	9024	07/23/02	700000	DOR RATIO
6	342206	9049	02/23/01	377500	NEW PLAT
6	342206	9089	03/25/02	2000	DOR RATIO
7	022106	9001	04/24/02	75000	TIMBER AND FOREST LAND; RELATED PARTY
7	142106	9167	09/03/02	333000	DOR RATIO
7	142106	9203	04/16/01	12000	ESTATE ADMINISTRATOR, OR EXECUTOR;
7	242106	9030	02/05/01	85000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	289140	0170	09/12/01	25780	QUIT CLAIM DEED; RELATED PARTY
7	362206	9129	04/19/02	144480	GOVERNMENT AGENCY;
7	510451	0750	10/28/02	271490	DOR RATIO
7	510451	0850	10/16/02	316418	DOR RATIO
7	510451	1040	10/21/02	280964	DOR RATIO
7	510451	1070	11/14/02	286490	DOR RATIO
7	510451	1240	10/29/02	385817	DOR RATIO
7	510451	1250	11/06/02	381540	DOR RATIO
7	510451	1260	11/14/02	401916	DOR RATIO
7	510451	1270	11/20/02	361409	DOR RATIO
7	510451	1280	11/26/02	366000	DOR RATIO
7	510451	1290	11/25/02	379461	DOR RATIO

